



Excellent 2 Bed Penthouse for Sale In Agordo Dolomites



Info Agente

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Property Type:	Apartments
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Detalles del anuncio

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Ubicación

País:	Italia
Dirección:	Strada Regionale 203
Código postal:	32021
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Property Location

Strada Regionale 203, 32021

Agordo BL, Italy

Property Details

An Unparalleled Dolomite Panorama: Exclusive Penthouse for Sale in Agordo's Historic Heart

Nestled in the breathtaking embrace of the Agordo Dolomites, a UNESCO World Heritage site, an exceptional opportunity awaits discerning buyers. A truly unique and meticulously renovated penthouse,



privately offered for sale, graces the prestigious Piazza della Libertà at number 34. This exquisite residence, perched on the top floor of a venerable historic building, commands unparalleled 360-degree views of the majestic peaks that define this iconic Italian landscape. Offered at an asking price of €395,000, this property represents not just a home, but an investment in an unparalleled lifestyle amidst the grandeur of the Alps.

This exclusive apartment is in impeccable condition, boasting high-quality finishes throughout, a testament to a thoughtful renovation that respects the building's heritage while incorporating modern comforts. Its expansive layout, combined with its prime location overlooking Agordo's vibrant main square, makes it an ideal choice for a variety of aspirations. Whether envisioned as a distinguished primary residence, a prestigious mountain retreat for escapes from urban life, or a lucrative tourist investment in an increasingly sought-after region, this penthouse delivers on all fronts.

The property offers a generous 130 square meters of elegant living space, complemented by an additional 40 square meters of versatile mezzanine floor, currently utilized as a warehouse or workshop. This valuable extra space provides ample storage or the potential for conversion into further habitable areas, limited only by imagination. Situated on the third and top floor, residents are afforded ultimate privacy and tranquility. A significant financial advantage of this property is the complete absence of condominium fees, simplifying ownership and reducing ongoing costs.

Step inside, and the heart of the home immediately captures attention: a vast living area designed for comfort and entertainment. This grand space is characterized by stunning exposed beams that highlight the architectural integrity of the building, a charming fireplace that promises cozy evenings, and an original stone wall that adds a touch of rustic elegance and historical authenticity. This blend of natural materials and classic design creates an inviting atmosphere, perfect for both intimate gatherings and larger celebrations.

The thoughtful layout of the penthouse includes two well-appointed bedrooms, ensuring comfortable accommodation for residents and guests. Complementing these are three meticulously designed bathrooms, offering convenience and luxury. A substantial walk-in closet provides abundant storage for clothing and personal belongings, contributing to the property's overall functionality and appeal. Furthermore, a habitable attic space presents a versatile area, currently configured as a study and a relaxation zone, offering a quiet sanctuary for work or leisure with inspiring views. The roof has been meticulously renovated with excellent insulation, ensuring energy efficiency and year-round comfort. The multi-sided exposure of the apartment allows natural light to flood the interiors throughout the day, enhancing the sense of space and warmth.

The strategic location of this penthouse is undoubtedly one of its most compelling attributes. Situated directly in the center of Agordo, residents benefit from having all essential services right on their doorstep – from charming local shops and restaurants to pharmacies and other conveniences. This central position offers the best of both worlds: immediate access to town amenities combined with effortless proximity to the natural wonders of the Dolomites.

For winter sports enthusiasts, the location is truly unparalleled. World-renowned ski resorts such as Alleghe, Falcade, and Arabba are just a few minutes' drive away, offering access to some of the most



extensive and exhilarating ski domains in the Alps. Moreover, the proximity to Cortina d'Ampezzo, a key venue for the upcoming 2026 Winter Olympics (Milan–Cortina), adds another layer of prestige and accessibility, promising enhanced infrastructure and continued development in the region.

Despite its central urban setting, the penthouse is merely a stone's throw from unspoiled nature. This unique juxtaposition creates a perfect oasis for relaxation and an ideal base for those who revel in outdoor pursuits. The Dolomites, recognized as a UNESCO heritage site, offer an endless playground for activities such as invigorating hiking trails, thrilling skiing adventures, scenic cycling routes, and challenging climbing opportunities. The sheer beauty and tranquility of the surroundings provide an unparalleled backdrop for an active and fulfilling lifestyle.

Beyond its prime location and stunning aesthetics, the property boasts several practical advantages. It features independent heating, recently upgraded with a newly installed methane boiler, ensuring efficient and reliable warmth throughout the colder months. The period building itself is remarkably well-preserved, reflecting the care and attention it has received over the years. As previously mentioned, the absence of condominium fees is a significant financial benefit, setting this property apart from many others.

Considering its size, layout, and strategic position, this property also holds immense potential as a charming B&B or a luxurious second home. Its distinct character and breathtaking views would undoubtedly attract discerning tourists seeking an authentic and high-end Dolomite experience. The commercial space of 151 m², comprising 6 rooms and 3 bathrooms, further solidifies its versatility. Practical features such as built-in wardrobes and a cellar enhance convenience and storage solutions. The independent natural gas heating system ensures efficient climate control. While the Energy Class (IPE) is not indicated in the current legislation (Law 90 of 2013), its recently installed boiler and well-insulated roof suggest a commitment to modern energy efficiency.

This exceptional penthouse in Piazza della Libertà, Agordo, represents a rare opportunity to acquire a piece of Dolomite paradise. Offered directly by a private individual, Francesco Roggero, without agency fees, it ensures a transparent and direct purchasing process. For those captivated by the allure of the Italian Alps, seeking a blend of historic charm, modern comfort, and unparalleled natural beauty, this property stands as an unmissable prospect. It is more than just a home; it is a gateway to the majestic and captivating world of the Dolomites.

ABOUT THE AREA

Agordo is a picturesque town nestled in the heart of the Dolomites, a UNESCO World Heritage site in the Veneto region of Italy. Surrounded by an imposing natural amphitheater of towering peaks, including the Moiazza-Civetta group, the Pale di San Martino group with Agner and Pale di San Lucano, and the Monti del Sole, Agordo offers breathtaking vistas and a deep connection to the alpine landscape. Its central square, unique for overlooking the expansive, emerald-colored 'Bròì' meadow, provides a stunning vantage point for admiring these majestic mountains.

Historically, Agordo has been an important economic and cultural hub for the Belluno province. It served as a vital mining center, particularly for copper, until 1962, a legacy still evident in sites like the Valle



Imperina Mining Center. Beyond its industrial past, Agordo also boasts significant architectural heritage, such as the impressive Villa Crotta – de' Manzoni and the distinctive Archdeacon Church with its two prominent bell towers. The town's long-standing connection to mountaineering is also notable, being home to the first section of the CAI (Italian Alpine Club) in the Eastern Alps, established in 1868.

Today, Agordo is a tranquil yet vibrant destination, ideal for those seeking outdoor adventures and a serene escape amidst unspoiled nature. The surrounding Dolomites offer a wealth of activities year-round, from hiking and mountain biking in the warmer months to ski touring and snowshoeing in winter. The region is renowned for its high air and water quality, making it a perfect spot for rejuvenating holidays. Visitors can explore numerous trails catering to different difficulty levels, discover local mineralogy at the 'U. Follador' Museum, or simply enjoy the charming historical alleys and weekly market.

For travelers planning a visit to Agordo and the Dolomites, the Venice Marco Polo Airport (VCE) is generally considered the most convenient nearest international airport. While other airports like Venice Treviso (TSF) are also relatively close, VCE offers broader connections. From Venice, Agordo can typically be reached by car in approximately 2 to 3 hours, with bus services also available, particularly during peak tourist seasons.

MAiN FEATURES:

- * 151m2 of living space
- * 2 Bedrooms
- * 3 Bathrooms
- * Stunning Views
- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of Italy
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Común

Dormitorios:	2
Baños:	3
Pies cuadrados terminados:	151 m2

Utility details

Heating:	Sí
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Lease terms

Date Available:



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