Immobiliare IPI
Via Fratelli Francia, 26 - 17014 Cairo Montenotte
Phone number 0195090590 Fax 019504378

Mansion / Manor House for Sale to Piana Crixia
Zone: Praie



400 square meters | Bathrooms: 7 | Bedrooms: 6 | Rooms: 12

Just 30 km from the sea and at the gateway to the Langhe, an oasis of peace and privacy awaits you, perfect both as a charming private residence and as an established hospitality business.
Situated on the edge of a quiet hamlet, a short distance from the main services but surrounded by unspoiled nature, the property enjoys a magnificent position overlooking the valley.
THE PRICE LISTED IS, OF COURSE, A SIMBOLIC ONE... WE ARE AVAILABLE TO PROVIDE ALL THE NECESSARY DETAILS.
The ground floor is dedicated to the restaurant and welcomes guests with two large rooms, a cozy pub area, and a modernly equipped professional kitchen. The floor also includes utility rooms, a woodshed, a storage room, and a boiler room.
The first floor houses the master apartment-comprising a living room with open-plan kitchen, bedroom, bathroom, and a splendid panoramic terrace for exclusive use-as well as a first guest bedroom with private bathroom and shared area.
The second and top floor is entirely dedicated to hospitality, with four large bedrooms, each with a private bathroom.
The property is surrounded by a park planted with tall trees, enhanced by pergolas, canopies, a wood-burning oven, and a convenient gravel parking area accessible via a private road. A place where tranquility and nature blend in perfect harmony.
Purchase Flexibility: The ideal solution for those who want to realize their dream of a hospitality business without the stress of starting up: the property can be sold "turnkey," including all furnishings and equipment. Alternatively, the equipment can be separated from the price to transform the entire property into an exclusive residential estate for private use.
The property includes a total of 14,000 sq m of land.

Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale

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Property details

Reference code: 6132
For Sale/For Rent: Sale
Type (Apartment, villa, etc): Mansion / Manor House
Region: Liguria
Province: Savona
Municipality: Piana Crixia
Zone: Praie
Price: € 1.001
Total sqm: 400 square meters
Bedrooms: 6
Bathrooms: 7
Rooms: 12
State of conservation: Great
Floor type: Multi-story
Total floors: 3
Central heating: Self regulating
Current condition: Empty at time of deed
Available: Yes
Terrace: Present, 40 square meters
Garden: Private, 14.000 square meters
Distance to sea: 32.000 meters
Kitchen: Habitable

Features

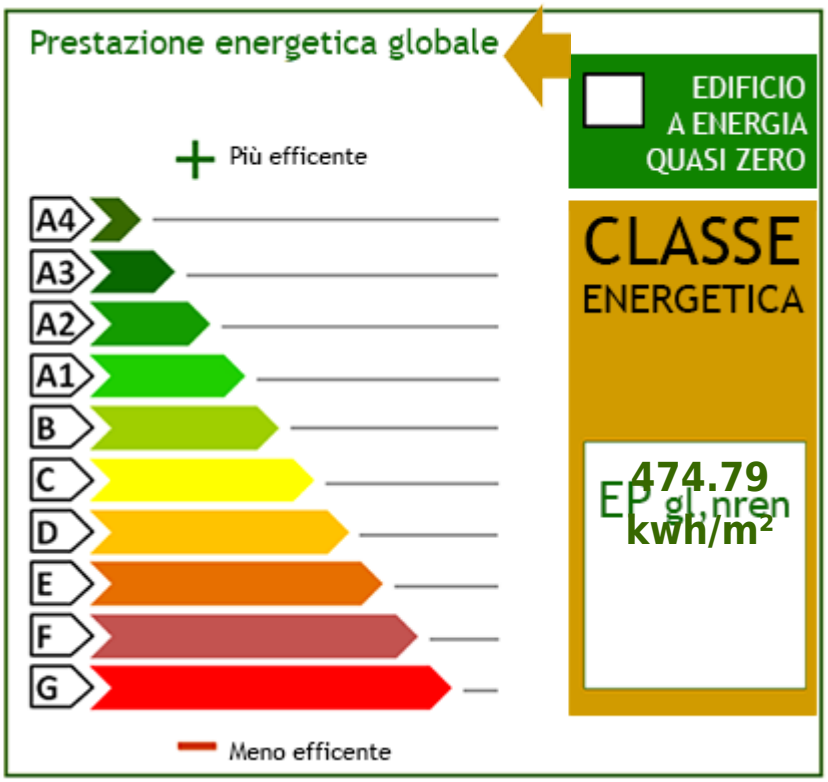
Terrace: 40 m²	Closet	Cellar
Fireplace	Shower	Aluminium frames
Blinds	Terrain type: Not specified	Additional positions: In the countryside
Acces	View	Water: Municipal
Sewerage: Communal	Special installations	Vegetable garden
Gas: Natural gas	Well	Roof
Light	Suitable for two families	External area
Parkingspace	Distance to sea	Distance to ski resorts
Distance to hospital	Water bath	Terrain: 14000 m²
ideal for horses		

Nearby

Soccerfields	Sport complexes	Cycle paths	Playgrounds
Railway station	Public transport	Bar	Postal offices
Municipal offices			

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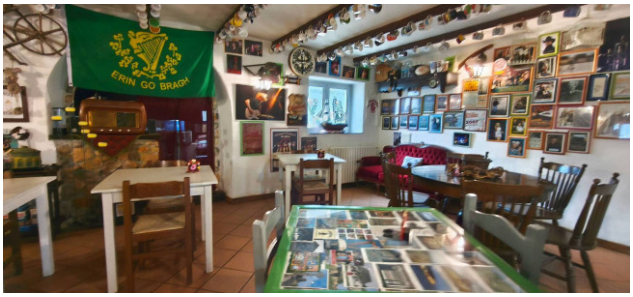
















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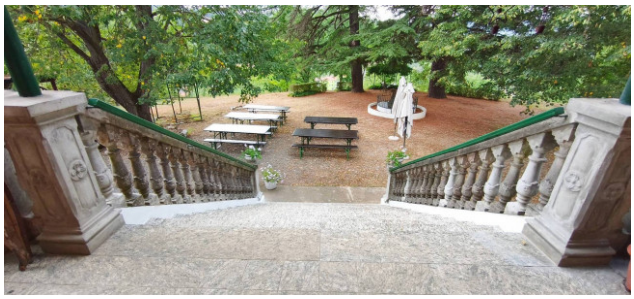






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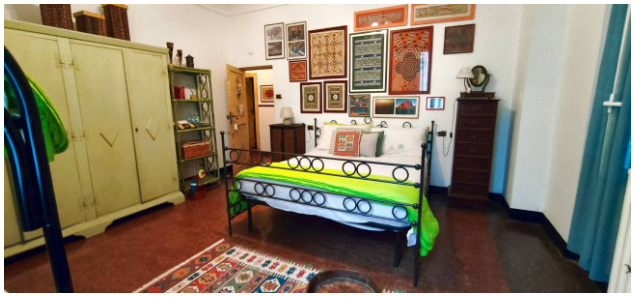
















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