


Rif: LGH044

Agritourism with Glamping in Alta Langa

Euro 1600000



Torre Bormida

For sale is a finely renovated historic Langa farmhouse, fully converted into an agriturismo facility. The property extends over approximately 6.7 hectares of terraced woodland with plantations of medicinal and ornamental flowers, including lavender, sage, and calendula.

Located in Torre Bormida, in the heart of Alta Langa, the agriturismo enjoys a private setting immersed in nature, with stunning panoramic views of the surrounding hills. Renovation was completed in 2024, adhering to the latest standards of energy efficiency.

Main farmhouse

The building consists of two independent units: one private residential unit and one dedicated to tourist hospitality.

Private residence (two levels):

- Kitchen
- Living room
- Storage room
- Two bedrooms
- Two bathrooms

Hospitality structure:

Ground floor:

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Reception

- Large dining hall
- Fully equipped professional kitchen
- Changing room
- Service room
- Two bathrooms

Currently used for breakfast service, the spaces are already fully suitable for a complete restaurant operation, with strong potential to increase turnover. The business is operational and currently generates demonstrable revenue.

First floor:

- Two double rooms with bathrooms and independent terrace access
- One apartment with kitchen and private terrace (up to 5 beds)

Additional units:

A second building on the property includes:

- Two twin apartments, each with kitchen, bathroom, loft bed, and sofa bed (up to 4 guests per unit)
- Two fully equipped glamping tents with kitchen, bathroom, and panoramic private jacuzzi (4 guests each)

Outdoor spaces and facilities:

- Panoramic swimming pool
- Large private parking

- Electric car charging station
- 16 kW photovoltaic system
- Underfloor heating

Accommodation capacity:

The property can host up to 25 guests and is immediately operational ("turnkey" business). The already fully equipped dining areas offer significant growth potential, allowing expansion of the gastronomic offer and further revenue increase.

This property is an ideal solution for those looking to start or continue a high-level hospitality business in one of the most authentic and sought-after areas of the Langhe, with concrete opportunities for further development in both agriculture and catering.

DETTAGLI IMMOBILE:

Stato Immobile:	Ristrutturato
Camere:	9
Bagni:	10
Altitudine:	380
Posizione:	Isolato
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità, Gas
Superficie Totale Mq:	728 mq
Superficie Abitabile Mq:	525
Tipo Di Riscaldamento:	Senza riscaldamento
Accessibilità:	A4 - 2, 97 kWh/mqaa
Altre Caratteristiche:	Portico, Posto auto, Terrazzo, Piscina, Aria condizionata, Giardino, Orto, Sorgente
Terreno Mq:	67820 mq
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Sud
Autostrada:	53 km
Primo Centro Abitato:	1,9 km
Mare:	56 km

Aereoporto:	104 km
Piste Sci:	68 km
Locali:	20
Numero Di Piani:	2

