


Rif: RBN001

Hotel/Restaurant with 5,000 sqm of land in Valle Maira

Euro 750000



Roccabruna

In the heart of the Cuneo valleys, nestled in the tranquility of Sant'Anna di Roccabruna, a prestigious hospitality property is available in a panoramic location. This hotel-restaurant represents a rare opportunity for those wishing to invest in an established business, rich in identity and perfectly integrated into a natural and cultural context of high value.

The property

The spacious, well-organized building extends over several levels and includes:

- A welcoming, bright restaurant room with large windows overlooking the pine forest.
- Fully equipped professional kitchen, ideal for lunches, banquets, events, and daily service.
- 12 carefully furnished guest rooms, each with direct phone, satellite TV, internet, minibar, designed for a relaxing and comfortable stay.
- Reception with bar, common areas for relaxation, indoor and outdoor lounges.
- Extensive, well-kept outdoor areas, with terraces and panoramic spots immersed in greenery.
- Private parking, convenient and accessible in all seasons.
- E-bike storage in a secure garage, with charging facilities.
- Private apartment for the owners, as well as garage, cellar, storage rooms, and a laundry/ironing area.

The property is maintained consistently with great attention to detail. The current owners have invested over time to ensure quality, comfort, and authentic hospitality, making it a benchmark in the area.

A unique natural setting

The property is immersed in a beautiful pine forest that provides summer coolness, breathtaking colors in the intermediate seasons, and a magical atmosphere all year round. The silence of the woods, the scents of the trees, and the views of the surrounding mountains create a relaxing environment, ideal for those seeking a peaceful and authentic retreat.

Nearby attractions – experiences and sightseeing

Its strategic location in Sant'Anna di Roccabruna allows easy access to some of the most fascinating local destinations:

- **RocceRé Geo-site** – A unique archaeological and geological complex, with over 35,000 carved cup marks in the rock, a tapestry of symbols, figures, and inscriptions of great historical value.
- **“Strada dei Cannoni” trail** – A scenic route crossing woods and ancient military roads up to Colle della Ciabra, with options to continue to Monte Roccerè and Monte Cornet, offering extraordinary panoramas.
- **Monte Cornet excursion** – Highly appreciated by hikers, with views encompassing the valley and enchanting ridges.
- **Sanctuary of Sant'Anna** – A place of spirituality and quiet, overlooking the plain and mountains, perfect for lovers of history and tradition.
- **Historic hamlets of Roccabruna** – Small mountain settlements rich in authenticity, with frescoed chapels and charming corners ideal for peaceful walks.

The value of hospitality

Over the years, the owners have built a strong reputation based on warm hospitality, genuine cuisine, and customer care. The gastronomic offering highlights local products and recipes, while the attentive and professional service has gained loyal clientele among tourists, families, hikers, and slow-tourism enthusiasts.

Development potential

The property offers numerous growth opportunities:

- Expansion for events, ceremonies, workshops, and thematic retreats.
- Development of tourist packages with local guides (trekking, geo-site visits, food and wine tours).
- Expansion of seasonal promotion, emphasizing the area's strong natural appeal.

An investment that is not just a business but a true lifestyle experience: a property rooted in tradition, immersed in the nature of the Piedmont valleys, increasingly appreciated by conscious and growing tourism.

DETTAGLI IMMOBILE:

Stato Immobile:	Ristrutturato
Camere:	15
Bagni:	19
Posizione:	Vicino a centro abitato
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:	1246 mq
Superficie Abitabile Mq:	950 mq
Classe Energetica:	E 344.73kWh/mq anno
Tipo Di Riscaldamento:	Senza riscaldamento
Altre Caratteristiche:	Box auto multiplo, Posto auto, Cantina, Solaio, Balconi, Caminetto, Wi-Fi, Giardino
Opportunità Turistiche In Zona:	Equitazione, Trekking, Mountain-bike, Sci alpino
Terreno Mq:	5000 mq
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Nord
Autostrada:	25 km
Primo Centro Abitato:	7 km
Mare:	126 km
Aeroporto:	144 km
Numero Di Piani:	3

