



Rif: ORM001

Art Nouveau villa converted into restaurant and private residence

Euro 700000



Ormea

Early 20th-century Art Nouveau villa, surrounded by a park of about 1,000 square meters, located on the outskirts of Ormea.

The residence is currently used as a restaurant and private residence and is elevated on two floors. On the ground floor a large entrance hall, now used as a reception area, two spacious lounges, a study, a kitchen room, a washing room, cold storage, two bathrooms, cellar, garage and boiler room. On the second floor are six bedrooms, each with private bathroom, a living room, a laundry room and another bathroom.

The villa is of great charm and had belonged to a Russian count.

The property can be used as a prestigious residence, or it can continue to be used as a restaurant. With this in mind, keep in mind that it can count on an attractive startup, aimed at a high-end target audience. Due to its proximity to the Ligurian coast and the prestige of its originator, the business has earned the reputation of "Imperia's first restaurant."

Its size and room layout allows this property to also propose itself as a charming Bed and Breakfast. Ormea is experiencing a period of development, making the most of its traditions, its fortunate location between the Langhe and Liguria, its enviable climate, and rediscovering its vocation for tourism, which has seen this center represent a highly appreciated resort for tourists from all over Europe.

The current owner is willing to work alongside or with the new ownership.

A small, but prized Dolcetto Ormeasco vineyard is also reported to be available for purchase.

DETTAGLI IMMOBILE:

Anno Di Costruzione:	1900
Stato Immobile:	Renovated
Camere:	6
Bagni:	9
Altitudine:	710 m a.s.l.
Posizione:	Near built-up area
Indipendenza Sui Lati:	On 4 sides
Indipendenza Verticale:	Ground to roof
Orientamento Facciata Principale:	South
Grado Di Luminosita:	Very bright
Grado Di Silenziosita:	Silent

Utenze:	Phone, Water, Gas, Electricity
Superficie Totale Mq:	700
Classe Energetica:	in progress
Tipo Di Riscaldamento:	With heating
Altre Caratteristiche:	Park, Garden, Terrace, Winery, Box car
Opportunita Turistiche In Zona:	Food and wine, Mountain-bike, Trekking, Riding
Terreno Mq:	1000
Tipo Di Terreno:	Meadow
Numero Stanze:	10

