


Rif: GRS001

B&B for Sale in Garessio – Excellent Investment

Euro 650000

Garessio

We offer an interesting investment opportunity in the municipality of Garessio, a strategic location capable of attracting a wide and diverse clientele. The property, situated close to ski slopes and less than an hour from the Ligurian Riviera and the Langhe, is the ideal solution for those seeking an already established tourist accommodation business.

Part of the revenue is also guaranteed year-round by the presence of important local companies, including San Bernardo and Oolon, which ensure a constant flow of guests even outside the high season.

Property Details:

- Two buildings, once part of the historic Garessio brickworks, now fully operational as a tourist accommodation with demonstrable revenue.
- 5 furnished bedrooms and 4 apartments with kitchens, accommodating up to 25 guests.
- Basement tavern with kitchen, laundry, and ironing facilities.
- 4 storage rooms.
- Separate large building with breakfast room and two bathrooms; attic expandable into living space.
- 7,000 sqm of land, of which approximately 2,500 sqm are already authorized for camping/glamping.

Construction Features:

- Fully renovated in 2017, carefully preserving historical details: exposed brick walls, vaulted ceilings with original frescoes, cement and vintage parquet floors.

This property represents a true investment opportunity: a fully operational and profitable B&B, ready for those wishing to enter the tourist accommodation market.

DETTAGLI IMMOBILE:

Stato Immobile:	Ristrutturato
Camere:	9
Bagni:	13
Altitudine:	605 m s.l.m.
Posizione:	In centro abitato
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud-ovest
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità, Gas
Superficie Totale Mq:	630 mq
Superficie Abitabile Mq:	537
Classe Energetica:	E - 151, 18kWh7mqaa
Tipo Di Riscaldamento:	Riscaldamento autonomo
Altre Caratteristiche:	Posto auto, Tavernetta, Balconi, Giardino
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia, Sci alpino
Terreno Mq:	7000
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Prato
Orientamento Terreno:	Sud
Autostrada:	20 km
Primo Centro Abitato:	0 km
Mare:	55 km
Aeroporto:	149 km
Piste Sci:	12 km
Locali:	14
Numero Di Piani:	3

