


Rif: LUR001

Charming B&B near the Thermal Baths

Euro 530000



In a quiet and panoramic location, just a short walk from the Lurisia Thermal Baths, we offer for sale a fully equipped and ready-to-use hospitality property—ideal for anyone wishing to start or continue a hospitality and catering business immersed in the nature of the Cuneo mountains.

The property, completely renovated in 2008, is spread over two levels:

First Floor – Bed & Breakfast

Three independent apartments, each with its own kitchen and private bathroom, offering a total of 12 beds. The accommodations are bright, well-kept, and welcoming—perfect for families, groups, or guests of the nearby thermal baths.

Ground Floor – Restaurant and Bar

On the ground floor, there is a spacious restaurant with bar, featuring a fully equipped professional kitchen, wood-fired oven, and fireplace that create a warm and characteristic atmosphere.

The indoor dining area can accommodate up to 50 guests, ideal for events, traditional dinners, and ceremonies. The bar area adds a touch of conviviality and hospitality.

Outdoor Spaces

The property includes approximately 7,000 sqm of land, with a lawn area, gazebo, private parking, and ample space for multiple uses: outdoor events, relaxation area, garden, or expansion of the business.

This property represents an opportunity for anyone seeking a ready-to-use and well-established tourist facility in an area renowned for wellness, nature, and proximity to ski slopes.

DETTAGLI IMMOBILE:

Stato Immobile:	Abitabile
Camere:	6
Bagni:	4
Altitudine:	605 m s.l.m.
Posizione:	Isolato
Indipendenza Sui Lati:	Su 3 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:	466
Superficie Abitabile Mq:	416
Classe Energetica:	E - 303, 33 kWh/mq a
Tipo Di Riscaldamento:	Con riscaldamento
Altre Caratteristiche:	Portico, Posto auto, Cantina, Balconi, Cortile, Forno, Caminetto, Giardino
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia, Sci alpino
Terreno Mq:	5847
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Prato
Orientamento Terreno:	Sud
Autostrada:	21 km
Mare:	85 km
Piste Sci:	14 km
Locali:	10
Numero Di Piani:	2

