



Rif: MSB001

Former Monastery Converted into a Hospitality Estate with Pool and Panoramic Views of the Monferrato Hills

Euro 1200000



Monastero Bormida

In the heart of the Asti Langhe, among vineyards, rolling hills, and open landscapes stretching to the horizon, in a commanding and private location in Monastero Bormida, stands a historic residence of extraordinary charm: a former monastery dating back to the early 17th century, now fully restored and transformed into a high-end hospitality estate, ready to evolve into a luxury hotel or resort with high revenue potential.

The property, set on over two hectares of land including park, meadows, and woodland, represents a true oasis of tranquility and scenic beauty. The architecture preserves the original character: the evocative loggia with stone and brick arches, once walked by monks, is one of the complex's defining elements and gives the estate a timeless, theatrical appeal.

The interiors perfectly balance historic charm with contemporary comfort. Ground floor rooms feature stone and brick vaults, groin and barrel vaults, coffered ceilings, and period fireplaces; floors alternate between restored original wood and stone. The finishes highlight the building's history, while modern interventions have introduced high-quality materials and technical solutions for efficiency and functionality.

The main building exceeds 800 sqm and offers large, versatile spaces: numerous en-suite bedrooms, common rooms and dining areas, reception, offices, fully equipped professional kitchen, stone wine cellar, and a large multipurpose hall used as a relaxation area, cinema, or yoga studio with access to the panoramic terrace—also ideal for events or conferences.

The estate also includes a charming independent two-level annex—perfect as a private residence or exclusive suite—an exquisite swimming pool area with open valley views, and a building dedicated to gym and wellness facilities, enhancing the property's natural vocation for high-end hospitality and wellbeing.

Particular attention has been given to sustainability and energy efficiency: biomass and pellet systems, solar and photovoltaic panels with storage, technological integrations, and safety equipment allow for modern, economically optimized management without compromising the building's historic character.

A residence of rare authenticity, where history, noble materials, panoramic position, and generous spaces combine in an already operational hospitality project still full of development potential. An ideal solution for those wishing to create a luxury hospitality estate, boutique hotel, or exclusive retreat

center in one of Piemonte's most sought-after and evocative regions.

DETTAGLI IMMOBILE:

Stato Immobile:	Ristrutturato
Camere:	12
Bagni:	10
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:	900mq
Superficie Abitabile Mq:	850
Classe Energetica:	C 114.34 kWh/mq anno
Tipo Di Riscaldamento:	Riscaldamento autonomo
Accessibilità:	strada asfaltata
Altre Caratteristiche:	Portico, Posto auto, Cantina, Balconi, Terrazzo, Cortile, Piscina, Caminetto, Antifurto, Wi-Fi, Giardino, Parco
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	21.870 mq
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Sud
Locali:	30
Numero Di Piani:	2

