



Rif: BSC078

Swimming pool with restaurant for sale in the heart of Alta Langa – Monviso view

Euro 1200000



Bossolasco

In the heart of Alta Langa, in the charming town of Bossolasco, we offer for sale a unique property, ideal for those looking to invest in an established business with strong tourist and local appeal, set in a landscape of extraordinary beauty with views over the Alpine arc and Monviso.

The property consists of two separate buildings, perfectly integrated with each other.

The main building includes:

- on the first floor, two fully renovated apartments (2020), both featuring bright and welcoming spaces with large living areas and open-plan kitchens enhanced by exposed wooden beams. The spaces open onto a large panoramic terrace with breathtaking views of the hills and the Alps.
 - One apartment has three bedrooms and two bathrooms
 - The other has two bedrooms and two bathrooms
- on the ground floor, a spacious restaurant (formerly a pizzeria and bruschetteria) of approximately 200 sqm, including:
 - bar area
 - fully equipped professional stainless-steel kitchen
 - double restrooms for guests
 - staff changing room and bathroom

The second building is dedicated to pool services and includes:

- bar
- changing rooms
- restrooms

The highlight of the property is the stunning panoramic swimming pool, recently renovated with an elegant Luserna stone patio. The facility consists of two heated pools with varying depths, suitable for all ages. The view extends over vineyards and the rolling hills of Alta Langa, offering a truly unique experience.

It is the only public swimming pool in the area, a feature that has made this business a true landmark in Alta Langa, with a loyal clientele since the 1990s.

The sale includes all professional equipment required to continue the business immediately:

- full kitchen
- restaurant and bar furnishings
- pool equipment

The property is completed by important technological systems:

- 10 kW photovoltaic system for heating the restaurant and pool
- perimeter alarm system
- underfloor heating in both residential and restaurant areas

An ideal solution for entrepreneurs in the hospitality or restaurant sector looking to invest in an established business with great development potential, in one of the most authentic and charming areas of Piedmont.

DETTAGLI IMMOBILE:

Vicino A:	Centro, Bar
Anno Di Costruzione:	1990
Stato Immobile:	Nuovo
Camere:	5
Bagni:	11
Altitudine:	755
Posizione:	Vicino a centro abitato
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Ovest
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità, Gas, Telefono
Materiali Di Facciata:	Intonaco
Superficie Totale Mq:	858
Superficie Abitabile Mq:	578
Classe Energetica:	109,32 kwh/mqaa
Tipo Di Riscaldamento:	Impianto solare
Altre Caratteristiche:	Portico, Posto auto, Balconi, Terrazzo, Piscina, Giardino, Parco
Opportunita Turistiche In Zona:	Trekking, Mountain-bike
Morfologia Terreno:	Pianeggiante
Tipo Di Terreno:	Prato
Orientamento Terreno:	Ovest
Autostrada:	26km
Primo Centro Abitato:	Bossolasco 500m

Mare:	66km
Aereoporto:	111km
Locali:	22
Numero Stanze:	14
Numero Di Piani:	2

