Commercial Building For Sale In Amatrice Lazio Italy

Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 9,387,904.74

Elhelyezkedés

Ország:	Italy
Állam/Régió/Tartomány:	Latium
Város:	Amatrice
Irányítószám:	02012
Feladta:	2025. 02. 01.

Leírás:

Commercial Building For Sale In Amatrice Lazio Italy

Esales Property ID: es5554046

Villagio Turistico 'Lo Scoiattolo'

Via Ponte Tre Occhi, 1

Amatrice

Rieti

02012

Italy

Villaggio Turistico 'Lo Scoiattolo'(Park Open Gate Srl)

Via Ponte Tre Occhi,1

02012 Amatrice – Rieti (Italy)

Welcome to a breath-taking slice of Central Italy nestled in the heart of the Gran Sasso and Monti della Laga National Park – the largest natural park in Europe. At an elevation of 1000 meters above sea level, on the historic Via Salaria.
This 100,000 m2 property is a sanctuary for those seeking tranquillity, adventure, and a unique investment opportunity. It is located 130 km from Rome, 70 km from Adriatic Sea. It can be used as private residences, clubhouses, rehabilitation clinics, retreat centres.

The recent price adjustment is 8 million euros. The property is for sale in its entirety, as is.
It boasts a 5000m2 Private lake, an Authorised Camping area (60 camper spaces), a Semi-Olympic indoor swimming pool, 10 Bungalows, a Football pitch, a Helipad, the Restaurant-Bar-Disco building, Mill.
Total buildings is 2800m2:
1000m2 Bar- Restaurant- 12 rooms Hotel,
1200 m2 swimming pool,
300m2 Mill,
300 m2 Bungalow-10 rooms

Key Features:

Spectacular Natural Beauty:

Surrounded by the stunning landscapes of Gran Sasso and Monti della Laga.

The property boasts tall trees, creating a lush and serene environment.

Prime Location:

130 km from Rome, offering easy access to the vibrant city life.

Just 70 km from the Adriatic Sea, combining mountain tranquillity with coastal charm.

5000 m2 Private Lake

Authorized Camping Area:

60 camper spaces with the potential for expansion.

Ideal for nature enthusiasts and outdoor adventurers.

Semi-Olympic Indoor Swimming Pool:

Perfect for year-round aquatic activities.

Opportunity to create a luxurious SPA facility.

Sports Facilities:

Regulation 8-a-side football pitch, with potential for an 11-a-side pitch.

Opportunities for sports training camps and events.

Country House and Bungalows:

1,500 m2 country house offering rustic charm.

Bungalows with 40 beds for cosy accommodation.

Renovation and Expansion Potential:

3000 m2 of existing buildings ready for renovation.

An additional 3000 m2 available for expansion.

Earthquake Recovery Benefits:

Swimming pool renovations with a reimbursement of 1,200,000.00 euros from the Italian State.

State reimbursement of 2,400,000.00 euros for the reconstruction of the Restaurant – Bar – Disco building.

The mill will receive a refund of 300,000.00 euros.

Royal Approval:

Honoured by a visit from King Charles, who expressed a desire to rebuild an entire village/hamlet in the area.

Investment Opportunities:

Ideal for private residences, clubhouses, rehabilitation clinics, retreat centres, and sports training facilities.

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ABOUT THE AREA

Amatrice is a municipality in the province of Rieti, in northern Lazio, at the center of the agri-food area of the Gran Sasso and Monti della Laga National Park. Strategically located in central Italy, it boasts convenient logistics connections: a 2-hour drive from Rome, a 1-hour drive from key cities in the Umbria

Region like Spoleto, Assisi, and Perugia, as well as a 1-hour drive from cities in the Marche Region such as Ascoli Piceno and San Benedetto del Tronto. Additionally, Amatrice is within a 1-hour drive from cities in the Abruzzo Region, including L'Aquila and Teramo.

The Lazio region of Italy is a treasure trove of history, culture, and natural beauty. Nestled in the central part of the country, it boasts a diverse landscape encompassing rugged mountains, rolling hills, fertile plains, and a stunning coastline along the Tyrrhenian Sea.

A Land Steeped in History:

Lazio is perhaps best known for being the cradle of the Roman Empire, and its capital, Rome, is a living testament to that legacy. From the iconic Colosseum and Roman Forum to the Pantheon and Trevi Fountain, every corner of the Eternal City whispers stories of emperors, gladiators, and groundbreaking architectural feats. Stepping into Rome is like stepping back in time, an experience that no history buff should miss.

Beyond the Eternal City:

But Lazio has much more to offer than just the grandeur of Rome. Explore the charming medieval towns and hilltop villages that dot the countryside, each with its own unique charm and cultural heritage. Visit the ancient city of Ostia Antica, the port city of Rome, and immerse yourself in its well-preserved ruins and mosaics. Hike through the volcanic landscapes of the Castelli Romani, or relax on the sandy beaches of the Riviera di Ulisse, soaking up the Mediterranean sun.

Foodie Paradise:

Lazio is a paradise for food lovers, with a cuisine that reflects the region's rich history and diverse influences. Sample traditional Roman dishes like a Spaghetti all'Amatriciana, pasta alla gricia, saltimbocca alla romana, and supplì al telefono. Indulge in fresh seafood along the coast or savour the earthy flavours of locally produced cheeses and wines in the countryside. Lazio's gastronomic delights are sure to tantalize your taste buds and leave you wanting more.

Outdoor Adventure:

For those seeking outdoor adventure, Lazio offers a plethora of options. Hike or bike through the lush Parco Nazionale d'Abruzzo, Lazio e Molise, home to diverse wildlife and breathtaking scenery. Kayak or canoe on the tranquil waters of Lago di Bolsena, a volcanic lake nestled in the Cimini Mountains. Or, if you're feeling adventurous, climb the 2,458-meter Mount Terminillo, the highest peak in the region, and reward yourself with stunning panoramic views. Additionally, don't miss the opportunity to explore GRAN SASSO, the highest mountain massif in the Apennines, standing at 2,912 meters above sea level, and the scenic Campotosto Lake.

Cultural Vibrations:

Lazio's cultural scene is just as vibrant as its history and landscapes. From world-class museums and art

galleries in Rome to traditional folk festivals and music events in smaller towns, there's something for everyone to enjoy. Immerse yourself in the region's artistic heritage, discover hidden gems, and experience the warm hospitality of the local people.

A Place to Call Home:

Whether you're drawn to the rich history, stunning landscapes, delicious food, outdoor adventures, or vibrant culture, Lazio has something to offer everyone. With its diverse offerings and relaxed pace of life, it's no wonder that many people choose to make this region their home. So, if you're looking for a place to escape the ordinary and experience the very best of Italy, Lazio is definitely worth considering.

MAiN FEATURES:

* 1500m2 of living space
* 100000m2 plot
* 40 Bedrooms
* 20 Bathrooms
* Stunning Views
* Parking
* Pool
* Close to essential amenities such as supermarkets and pharmacies
* Close to many excellent bars and restaurants
* Great base from which to discover other fantastic areas of Italy
* Many excellent sports facilities, walking and cycling areas nearby
* Rental Potential through Airbnb and Booking.com

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Gyakori

Hálószobák:	40
Fürdõszobák:	20
Kész négyzetméter:	1500 nm
Telekméret:	100000 nm

Building details

Outdoor Amenities:	Pool

Lease terms

Date Available:	

További információ

Weboldal URL:	http://www.arkadia.com/UAJM-T2346/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 18703-es5554046