



## Stunning 2 Bedroom Airbnb Chalet For Sale in Miagliano Biella Piedmont Italy



### Informazioni sull'Agente

Nome:	Niall Madden
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Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 104,440.44

### Posizione

Nazione:	Italia
Stato / Regione / Provincia:	Piedmont
Indirizzo:	Via Carso
Cap:	13816
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### Descrizione:

Stunning 2 Bedroom Airbnb Chalet For Sale in Miagliano Biella Piedmont Italy

Esales Property ID: es5553480

5A Via Carso,  
Frazione Case Code,  
Miagliano,  
Sagliano Micca,  
Biella Italia  
13816.

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Italy is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment into this magnificent part of the world.



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Open to offers around 89,000 Euros, a small, cosy, two-bedroom home with 'all-day-sun' balcony in the Cervo Valley, NW Italy.

Equi-distant from Switzerland, Turin, Milan Malpensa airport and Milan (within an hour and a half of each) is a traditionally built, small home for sale. The house is advertised on Airb&b currently in Miagliano, and has been rented out every week since the beginning and currently is still occupied by guests to date ongoing. The house is sold as a 'going concern' with the option to take over the rental business, or equally, to retain the property for the owner's sole use. The property can be viewed currently on Airb&b under the title: 'Compact cozy chalet in the Italian Alps'.

The accommodation includes a single bedroom with a balcony which is exposed to the sun from dawn till dusk. It is possible to relax on the balcony and gain a tan in January. It is accessible through the single bed window. At night the balcony is lit by solar lights. This allows a dreamy and magical view of the looming Alps from the balcony's twinkling lights as you can sit with all the mats and cushions provided for lazy, end of the day thoughts with a drink and conversation.

The double bedroom faces the narrow streets where the alpine cows can be heard passing with their cowbells. All the furniture is built in. The mattress was bought seven months ago. The bathroom is typical of alpine chalets. There is a sink, toilet and sit-down bath with a shower head for rinsing. There is a lit bathroom mirror along with the central light. The short wooden staircase has a banister made of two vintage cross-country skis and on the other, a rope banister for security. The house was renovated in the 1960's and it has been renewed in the last seven years of ownership.

The living kitchen area has an IKEA sofa which will operate as a single bed or double depending on need. There is a kitchen table in the kitchen area. There is a new stuffa (fire) which is fuelled by affordable pellets and can be set to come on and off at certain times through day and night.

The house will be sold with all contents including most art and decorations on the wall. The washing machine is new. The microwave has rarely been used. It operates as a grill too. There is a new induction hob with extractor hood. The kitchen was renewed when the property was bought. The balcony has been rebuilt this year. The roof is sound and has been regularly checked.

The property is joined on to a small church and overlooks typical alpine houses in a very small hamlet. From the house, you can hear the cowbells, the small river and view the thick deciduous trees. A ten-minute walk down the hill will provide two small shops, a bar and the bus stop. The bus regularly will travel to Biella, the wool industry capital of Italy. The location of the property is best appreciated with a car. However, many, including myself have stayed happily for many months on foot and using the bus. The same bus will travel to Piedicavello, a famous, beautiful tourist spot which hosts seasonal events, and is located at the end of the road. Beyond here, the Alps become inaccessible to human habitation but offer stunning scenery all around the Cervo Valley. The river is famous for swimming, the very large flat rocks are excellent to sunbathe and take a dip in the water when the heat of the summer sun is at its hottest. As a Scot, I spent every late evening bathing in the water pools, washing my hair, swimming, floating and looking up to a full moon hovering between the Alps folding across one another. This property is in the region of Lakes Orta, Maggiore and Como. On the edge of Biella sits all the factory



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shops of brand names and designer cut Italian clothes and accessories including a rich selection of cashmere at cut-down prices unknown in other countries.

The property is on the lower Alps 600 metres above sea level. Walks around the area include steeper walks for the sporty and flat stretches for those who simply love nature and scenery. Around you, you will be able to see rural life where house holders have pigs, cows, goats, cats and dogs. Beyond this daily life, towering behind it all are the higher Alps.

The weather is generally sunny with clear blue skies even in winter. There is skiing available within a half hour drive, just as there is Oasi Zegna for nature lovers who can stand and view the Swiss Alps which join the Italian Alps.

Biella is a large town which is on the flat, although a free funicular can take visitors up to the old town. Biella was originally a mill town creating a woollen industry for making clothes. Fila is the sports brand which originated in Biella. Menabrea is the beer now world renowned and is brewed in Biella. At Christmas Via Italia has scarlet red carpets running down both sides of the street and the shops entertain small wooden gnomes which you view as you walk around. There is a small but beautiful park in the centre of town where cafes, squirrels, birds and the chatter of Italians taking an espresso can be seen as you watch the world go by. Biella is a functional town which offers everything that you might need with the knowledge that a ten-minute drive allows you to disappear into the peace of nature. This is similar to an undiscovered Lake Como without the frenetic activity of living in a touristic theme park.

As this is an Italian property, the seller is prepared to assist the buyers with setting up utility bills, and banking to manage the property.

The contents remaining in the property are left with a rental business in mind. Therefore, the linen with changes and towels with changes are all left intact as is the cutlery, plates etc. In other words, the property will be left ready for a move in situation whether it is sold as a home or for rental as it currently is at the moment.

The projection from airbnb and Travelnest, including Tourist Information Biella is that the rental prices can increase. These were kept moderate to test the market. However, there has been a constant flow of bookings with some guests having to be turned away. Therefore, my experience is that it is successful as a year-round rental business

## ABOUT THE AREA

Miagliano is a comune in the Province of Biella in the Italian region Piedmont, located about 70 kilometres northeast of Turin and about 4 kilometres northeast of Biella. As of 31 December 2004, it had a population of 631 and an area of 0.7 square kilometres.

The tiny province of Biella is located in the north of the region of Piedmont and covers an area of just under 200 sq. km. To the west it borders the region of Aosta, to the south west the province of Torino and the rest of the province is enclosed by the province of Vercelli.

The whole province is surrounded by mountains with the Biella Alps to the north and west where the highest peak is Monte Mars at 2600 metres.



## Piedmont

Italy's second-largest region is arguably its most elegant: a purveyor of Slow Food and fine wine, regal palazzi and an atmosphere that is superficially more français than italiano. But dig deeper and you'll discover that Piedmont has 'Made in Italy' stamped all over it. Emerging from the chaos of the Austrian wars, the unification movement first exploded here in the 1850s, when the noble House of Savoy provided the nascent nation with its first prime minister and its dynastic royal family.

Most Piedmont journeys start in stately Turin, famous for football and Fiats. Beyond the car factories, Piedmont is notable for its food – everything from rice to white truffles – and pretty pastoral landscapes not unlike nearby Tuscany.

The region's smaller towns were once feuding fiefdoms that bickered over trade and religion. Today the biggest skirmishes are more likely to be over recipes and vintages as they vie for the gourmet traveller euro.

## MAiN FEATURES:

- 60m<sup>2</sup> of living space
- 2 bedrooms
- 1 Bathroom
- Stunning Views
- Massive potential in the rental market Airbnb rentals in place
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Wales
- Many excellent ski facilities, walking and sports areas nearby

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### Comune

Camere da letto:	2
Bagni:	1
Finito piedi quadrati:	60 mq
Dimensione del lotto:	60 mq

### Lease terms

Date Available:

### Informazioni aggiuntive

Virtual tour URL: <https://www.youtube.com/embed/CXBmSBHC0cw>

### Contact information

IMLIX ID: IX6.726.604



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