



## AZ328- Albergo di 40 camere con ristorante e parco con piscina



### Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for:	Sale
Price:	USD 1,760,232.14

### Location

Country:	Italy
State/Region/Province:	Umbria
City:	Magione
Posted:	Sep 22, 2024

### Description:

Magione (PG), Villa Fraction: Hotel with 40 rooms, Restaurant, and Park.

This property, located in a strategic position, represents a unique opportunity for those seeking an investment in the hospitality and restaurant sector in Italy. The complex is set on a large plot of over 1 hectare, perfectly maintained and organized to offer a high-level stay experience.

- Hotel on Three Levels (approximately 1438 sqm)

The hotel is spread over three levels and is currently used as a hospitality facility. The total area of 1438 sqm offers spacious and functional spaces, with an architectural design that combines comfort and practicality.

- Entrance: Spacious and welcoming, with a common room
- Reception: Dedicated area for welcoming guests and providing services
- Rooms: 40 rooms with private bathrooms, all equipped with heating/cooling air conditioning systems for maximum comfort in every season
- Apartments: Three studios, one of which is designated for private use
- Technological systems: Modern heating/cooling air conditioning system to ensure efficiency and energy savings

- Restaurant of 830 sqm on a Single Level

The restaurant, with an area of 830 sqm, is the heart of the property's gastronomic structure. It is the perfect environment to offer unforgettable culinary experiences, thanks to its large main and secondary dining areas, designed to accommodate a considerable number of guests.

- Rooms: A spacious main room and a secondary room ideal for events or smaller groups



- Kitchens: Two adjoining fully equipped kitchens, with a service area for staff
  - Porches and Verandas: 470 sqm of covered outdoor spaces, ideal for open-air dining and special events
  - Restrooms: Modern and functional, designed to ensure maximum comfort for customers
- Commercial Space of 62 sqm

Between the hotel and the restaurant, there is a 62 sqm property used as a shop, which can be utilized as a sales point or for activities complementary to the management of the facility, offering additional income opportunities.

- Land of 12,000 sqm planted

The property is surrounded by over 1 hectare of land, perfectly suitable as a courtyard for the buildings. The extensive land area allows for further development projects or improvements to the facility, as well as ensuring absolute privacy.

- Swimming Pool

A beautiful 12x6 meter swimming pool, completely fenced and paved, represents an ideal relaxation space for hotel guests, perfect for the summer season and outdoor events.

#### Development Potential

The structure can be further expanded for accommodation and has significant potential for hosting events.

The facility lends itself to various conversion possibilities, including transformation into a socio-healthcare assistance structure, thus further expanding investment opportunities.

#### Location

Located in a strategic and well-connected position, this property is easily accessible from the main communication routes and enjoys a quiet and private natural setting, ideal for those seeking a relaxing stay or for those looking for a high-level accommodation solution. The structure is 15 minutes from Perugia, 10 minutes from Lake Trasimeno, and 25 minutes from the S. Francesco di Assisi airport.

#### Why Invest

- Versatility: Structure suitable for various types of use, from luxury hotels to assistance facilities
- Ready to use: Fully operational and equipped with all comforts
- Expansion Possibilities: Large courtyard and outdoor spaces for further developments or improvements
- Strategic Location: Ideal for attracting tourism and business clients, thanks to proximity to infrastructures and local attractions.

### Common

Bedrooms:	40
Bathrooms:	45
Finished sq. ft.:	2330 sq m

### Room details

Total rooms:	50
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### Building details

Number of Floors:	2
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### Lease terms

Date Available:



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**Additional information**

Website URL:

[http://www.arkadia.com/CEAS-T1442/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/CEAS-T1442/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

**Contact information**

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