



Hotel on Lake Viverone for Sale In Piverone Torino Italy



Agent Info

Name: Niall Madden
Company: Esales Property Limited
Name:
Country: United Kingdom
Experience since: 2002
Service Type: Selling a Property
Specialties:
Property Type: Apartments
Phone:
Languages: English
Website: <https://esalesinternational.com>

Listing details

Property for: Sale
Price: EUR 850,000

Location

Country: Italy
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Hotel on Lake Viverone for Sale In Piverone Torino Italy

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strada statale 228 n10
Piverone
Torino
10010
Italy

A Serene Lakeside Retreat: The Hotel on Lake Viverone

Nestled in the tranquil hamlet of Anzasco, this premier Hotel on Lake Viverone presents a rare opportunity to experience or acquire a quintessential Italian lakeside escape. Surrounded by a lush, verdant canopy and directly overlooking the shimmering waters, this establishment is a testament to the charm and hospitality of the Piedmont region. Designed to provide a peaceful sanctuary, the hotel harmoniously blends the rustic aesthetic of a mountain chalet with the airy, relaxed atmosphere of a Mediterranean lake house.



Accommodations and Architectural Charm

The property is thoughtfully divided to maximize both guest comfort and operational efficiency. The first floor is dedicated to the guest experience, featuring 12 beautifully appointed rooms. These spaces are defined by their chalet-style architecture, boasting warm wood-beamed ceilings that create an immediate sense of cozy intimacy. Each room is equipped with modern essentials, including a flat-screen TV, minibar, cooling fan, and a private bathroom with a shower.

The true highlight of these accommodations is the connection to the outdoors. Some rooms feature expansive terraces, while others offer private balconies, all positioned to provide breathtaking views of Lake Viverone. This orientation allows guests to wake up to the sun reflecting off the water and the gentle sounds of the surrounding garden, ensuring a stay that is as restorative as it is scenic.

Functional Elegance and Amenities

The ground floor serves as the operational heart of the hotel. Upon entering, guests are greeted by a welcoming entrance hall and reception area that sets a professional yet homely tone. This level also houses a dedicated breakfast room where a daily sweet buffet is served—featuring fresh croissants, jams, and a selection of hot and cold beverages—allowing guests to start their day overlooking the greenery.

Practicality is woven throughout the layout, with a laundry room, storage cellar, and a large additional storage unit included on the premises. Furthermore, the ground floor contains spacious caretaker's quarters. This private residence is exceptionally well-sized, comprising a kitchen, dining room, two main bedrooms, a single bedroom, a bathroom, and a secondary laundry area. This makes the property ideal for an owner-operator or a live-in management team.

Location and Leisure

Convenience is a hallmark of this Hotel on Lake Viverone. It is easily accessible via the A4 motorway, making it a straightforward destination for travelers from Turin or Milan. Once on-site, guests benefit from free private parking, a luxury in this sought-after lakeside area. Throughout the property, free Wi-Fi ensures that guests remain connected, whether they are relaxing in the large, manicured garden or taking in the view from their balcony.

The hotel acts as a perfect base for exploring the rich surroundings of the lake. For dining, guests are spoiled for choice with numerous traditional pizzerias and high-quality restaurants located in the immediate vicinity, offering the best of Piedmontese cuisine. During the day, the lake itself provides ample entertainment; boat trips are readily available, allowing visitors to explore the waters and historical sites from a unique perspective.

A Gateway to Adventure and Culture

Beyond the water's edge, the area is rich with diverse attractions. History enthusiasts will find numerous local castles to visit, while those seeking adrenaline can head to the nearby Morenic Adventure Park or



the local go-kart track. The region is a haven for active travelers, offering several prestigious golf courses within a short distance and various dedicated paths for walking and cycling.

Strategically, the hotel is also located close to the famous Via Francigena. This historic pilgrimage route draws thousands of people every year who pass through on foot, providing a steady stream of potential guests and a unique cultural connection. Whether viewed as a high-potential hospitality investment or a charming retreat for travelers, this Hotel on Lake Viverone stands as a premier example of lakeside living, supported by a structure that is as functional as it is beautiful.

ABOUT THE AREA

Piverone is a charming medieval village situated in the Metropolitan City of Turin, perched on the scenic morainic hills of the Canavese region in Northern Italy. This historic 'ricetto' (fortified shelter) is famous for its well-preserved 13th-century clock tower and narrow stone streets that offer a journey back in time. The village serves as a gateway to the Ivrea Morainic Amphitheatre, providing visitors with a unique landscape of rolling hills, ancient vineyards, and deep-rooted agricultural traditions.

The area is particularly renowned for its connection to Lake Viverone, which lies just below the village and is the third-largest lake in Piedmont. The lakeshore is a UNESCO World Heritage site due to its prehistoric pile-dwelling (stilt house) settlements dating back to the Bronze Age. Today, the lake serves as a hub for both relaxation and adventure, offering activities such as water skiing, sailing, and peaceful lakeside walks, all set against the backdrop of the verdant Alpine foothills.

Gastronomy and viticulture are central to Piverone's identity, as it sits in the heart of the Erbaluce di Caluso wine region. The sun-drenched slopes surrounding the village are covered in pergolas of Erbaluce grapes, producing high-quality white wines that have held DOCG status for decades. Visitors can explore the local 'Cantina della Serra,' one of the most historic wine cooperatives in the region, to sample local specialties like fried lake fish and traditional agnolotti pasta paired with these crisp, native wines.

For international and domestic travelers, Piverone is exceptionally well-connected to major transport hubs. The nearest major airport is Turin Airport (TRN), also known as Torino Caselle, located approximately 55 km to the southwest, roughly a 45-minute drive. For a wider range of international long-haul flights, Milan Malpensa Airport (MXP) is a convenient alternative situated about 90 km to the east, making the village an accessible retreat for those exploring the Piedmont and Aosta Valley regions.

MAiN FEATURES:

- * 2530m2 of living space
- * 12 Bedrooms
- * 14 Bathrooms
- * Stunning Views
- * Private Parking
- * Private 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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Common

Bedrooms:	12
Bathrooms:	14
Finished sq. ft.:	2530 sq m
Lot Size:	2530 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.158.960

