



Sestino, Ponte Presale, restaurant, hotel... home



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: EUR 930,000

Location

Country: Italy
State/Region/Province: Tuscany
Posted: Sep 10, 2026

Description:

My journey to Ponte Presale, a natural crossroads between Tuscany, Emilia-Romagna, and Marche, began with a few stops that are worth visiting in their own right. First, a stop at Passo delle Radici, with its breathtaking view of the valleys, then a relaxing walk on the shores of Lake Pontecosi, immersed in the silence of Garfagnana. A little further on, San Pellegrino in Alpe offered me a breathtaking view and an atmosphere of times gone by. When you arrive in Ponte Presale, you immediately realize that you are at an important crossroads between regions and cultures.

Right along the main road, easily accessible and clearly visible, is an interesting property with great potential, ideal for those who dream of combining home and work in one place.

The living area is already ready: a completely renovated and furnished apartment located above the restaurant, with two bedrooms and a large panoramic terrace overlooking the Apennine mountains. All you need to do is move in with your suitcases: the house is there, cozy and well-kept.

The rest of the structure, on the other hand, requires some initial refurbishment—painting, minor updates to the systems, and new furnishings—but the foundation is solid. The restaurant, with two separate rooms (one small and private, the other larger for events and groups), is functional, although it needs updating. It is a classic example of a business that, with a few initial touches, can be brought back to life immediately and then grow over time.

Next door, the accommodation facility with eight rooms with private bathrooms and a spacious terrace is just waiting for a new lease of life. The adjoining shop could also become a point of sale for local products or a small multi-purpose space.

The location is strategic: a must for those crossing the Apennines between three regions, a perfect destination for hiking, motorcyclists, nature lovers, and foodies.

A rare opportunity to live in an authentic setting, work for yourself, and shape a personal project with



great growth potential.

Common

Finished sq. ft.: 840 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/DBMR-T630/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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