

**Hotel for Sale in Chiusi (SI)**

**1.500.000 €**

**Ref: AL8**



**Size : 2955 sqm**

**Rooms : 51**

**Bedrooms : 45**

**Bathrooms : 52**

**Garage : Double**

**Garden : Private**

**Swimming pool :**  
privata

**Energy class : G**

**IPE : 300**

CHIUSI (SI), near the A1 motorway exit of Chiusi-Chianciano Terme, hotel structure for sale (three stars) which includes the provision of food and drinks to guests; bar management, restaurant management with provision to external customers. About an hour from large cities such as Rome, Florence, Siena and Perugia, significant strategic position for visiting the villages of Tuscany and Umbria. Less than 15 km from Montepulciano and the nearby villages of Val D'Orcia. It is located in a hilly position, which offers a view of the surrounding Tuscan territory, surrounded by greenery, near Lake Trasimeno and the lakes of Chiusi and Montepulciano. Currently the property is in good state of maintenance and conservation and has a large swimming pool (128 m<sup>2</sup>, 16x8) surrounded by greenery, a large garden, a bowling green and a tennis court. The hotel has a total of 45 rooms on three floors; of which 13 singles, 32 doubles with the possibility of adding 31 beds, for a total of 108 beds; the rooms are all equipped with color TV, air conditioning, bathrooms and telephone. The hotel has a spacious restaurant room, another room for breakfast and relaxation, there are toilets for guests in the restaurant area, a large equipped kitchen, a conference room equipped for 200 people. In the part of the entrance and reception area, there is the bar. It has a large garage for guests and a large parking lot. It is equipped with a laundry room. The building was constructed with a regular building permit and has a declaration of urban planning compliance and is compliant with current fire prevention regulations. Currently the property unit is in good maintenance and conservation state. The heating is centralized and

methane. The total commercial area of the property measures 2955 square meters. Basement used as a garage for a surface area of 262 square meters. Mezzanine ground floor/first floor, 852 square meters, consisting of 13 bedrooms (3 of which with balcony), 18 bathrooms, conference room, cellar, heating plant and water plant. Second floor, 868 square meters, entrance hall, two dining rooms (one of which with terrace), bar, kitchen, pantry, cold rooms, 13 bedrooms, 13 bathrooms, wardrobe. Third floor, 432 square meters, 17 bedrooms (8 of which with terraces), wardrobe and storage room. Fourth floor, 94 square meters, 3 bedrooms with terrace and 3 bathrooms. The uncovered area consisting of squares, parking lots, park, swimming pool area etc measures a total of approximately 5780 square meters. Asking price Euro 1,500,000. (Energy Class: G and IPE: 300 Kwh/m<sup>2</sup> year) Ref. AL8.









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