

Hotel for Sale in Montepulciano (SI)

600.000 €

Ref: AL9



Size : 1508 sqm
Rooms : 38
Bedrooms : 30
Bathrooms : 34
Garage : Double
Garden : Private
Energy class : G
IPE : 300

MONTEPULCIANO (SI), loc S. Albino, near the spa and 5 km from the historic center of Montepulciano, hotel for sale (three stars). Thanks to its favorable strategic position, it offers the possibility of visiting the towns and villages of the Val D'Orcia and Valdichiana, known for the scenic and architectural beauty typical of Tuscany. The hotel consists of two structures facing each other. The first structure (not equipped with a lift) is composed on the first floor (only four external steps for access) of a spacious lounge for breakfast with reception area, bar and service bathrooms. On the same floor there is also a private apartment, consisting of a living room with balcony, kitchen with dining area, hallways, two bedrooms with balconies and two bathrooms. On the second floor there are five bedrooms (three of which with balconies), each with private bathroom, equipped with air conditioning and mini bar. On the same floor there are also three other bedrooms, used both as bedrooms and as a hotel apartment, consisting of a living room, kitchen, two bedrooms and two bathrooms. The third floor is composed like the second. On the fourth floor there are non-usable attics. On the ground floor there is a large warehouse with storage room and two other rooms used as storage, hallway, boiler room and four garages. The second structure (with a lift) on the ground floor consists of an entrance hall with reception room, dining room with the possibility of outdoor lunches and dinners in the garden. The kitchen is spacious and equipped with various pantries and a laundry room. Office and toilet. On the first floor there are seven bedrooms (two of which have a balcony) each with its own bathroom. The second floor is composed like the first. On the third floor there are attics/mansards and a toilet. In the

basement there is a dressing room, laundry room, cellar, storage room and water plant. The two structures include a total of 30 rooms with bathroom (16 in the first structure and 14 in the second structure) with a total number of 70 beds. Currently only the first structure is active with a use of 25 beds. The electrical systems are compliant with the regulations in force in the first structure which actively carries out the hotel activity, with an adequate fire prevention system. The hotel has a large adjacent garden and also has private parking. Currently the real estate unit is in good maintenance and conservation state. The heating is centralized and methane. The total commercial area of ??the first structure measures 883 m² (considering the surface area of ??the ground floor of 258 m², the first floor of 145 m² hotel part and 103 m² private apartment, the second floor of 145 m² hotel part and 103 m² private apartment, the third floor of 145 m² hotel part and 103 m² private apartment, excluding the attics) The total commercial area of ??the second structure measures 625 m² (considering the surface area of ??the basement of 77 m², the ground floor of 191 m², the first floor of 180 m², the second floor of 180 m², the second floor (attics) of 140 m²) Request Euro600,000 negotiable. (Energy Class: G and IPE: 300 Kwh/m²year) Ref. AL9.









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