

**Commercial Activities for Sale in San Quirico d'Orcia**

**60.000 €**

**(SI)**

**Ref: AC21**



**Size : 19 sqm**

**Rooms : 1**

**Garage : No**

**Garden : No**

**Energy class : G**

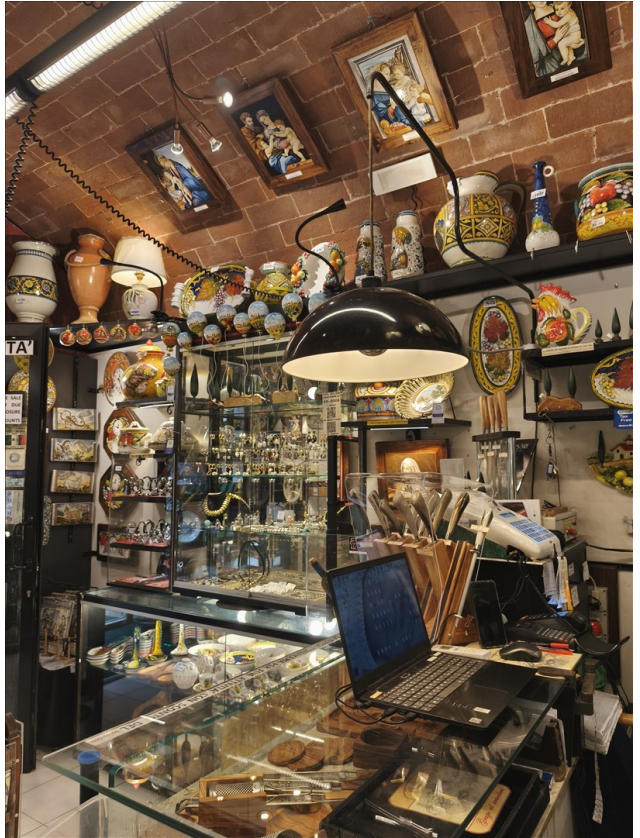
**IPE : 200**

BAGNO VIGNONI, a place suspended in time, in the heart of the Val d'Orcia, where the frenetic pace comes to a halt in front of a 16th-century rectangular square filled with steaming thermal water at 49°C. This is the pearl of Tuscany's thermal spa, beloved since Roman times and frequented by historic figures such as Saint Catherine of Siena and Lorenzo the Magnificent. FOR SALE: A decades-old artisanal business specializing in OBJECTS OF ART and PRECIOUS GOODS. A family-run business, now the only retailer in the village, specializing in gold and silver jewelry; artistic ceramics, olive wood crafts, artisanal and collectible cutlery from Scarperia, all selected high-quality products. Appreciated by collectors and a passionate, loyal Italian and international clientele. Some products have been sold under exclusive concessions over the years! Ground-floor shop, 19 sq m, renovated to code, including the plumbing and plumbing, in a central and strategic location, complete with a small storage room with hand basin and safe. The exterior door is wooden, with a double-locking bar; the interior entrance and window frames are made of black anodized aluminum and glass. The flooring is light-colored single-fired ceramic, and the ceiling features an exposed brick vault. For heating and cooling, it is equipped with air conditioning. There is an alarm system connected to the police. The area is covered by fiber optic internet. The shop is leased; the walls are not for sale. It was renovated in the 1990s and is in excellent overall condition, with efficient equipment and a window overlooking the main street. The lease has

been in place for 32 years and was renewed in 2024 for another 12 years. Business is practically open year-round, as is tourism in the village, which is present year-round. The business is well-established and generating excellent revenue, with potential for commercial and e-commerce development. It is located in the heart of Bagno Vignoni's historic center, on a busy tourist street (the town boasts two 5-star hotels and a 4-star hotel, as well as several B&Bs). The sale is motivated by retirement and the desire to pass on this entrepreneurial legacy to those who wish to continue a story of passion and artisanal identity. A sale with or without merchandise is being considered for those wishing to start a different type of business (or the sale of remaining merchandise for interested shops). Current asking price, including merchandise, goodwill, furnishings, and supplier package: Euro60,000. Ref. AC21.













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