# Piemonte

## Somano

Ref. 6107: Complete agriturismo with professional kitchen and restaurant.
Asking Price: € 380.000



# Description

In a beautiful panoramic position, overlooking the surrounding hills and the Alpine arc is this complete agriturismo for sale. The entire property was renovated in 2013, preserving the rustic and traditional style typical of farms in the Langhe region. The property is located in the municipality of Somano and is just 5 km from Dogliani and Bossolasco (the most famous towns of the Langhe) On the ground floor there is the restaurant hall, a professional kitchen, a utility room, a corridor and two bathrooms.

An internal staircase leads to the first floor where there are four bedrooms with bathrooms, a laundry room and a flat used by the owners consisting of a living room with kitchen, bedroom, bathroom and storage room. The property also has a garden, parking for guests and a beautiful panoramic terrace. A characteristic element of the property is the presence of 7,000 square metres of agricultural land, mainly forest, which adds a touch of nature and the possibility for agricultural exploitation.

This property could be particularly interesting for if you want to start a business in the tourism/recreation sector, perhaps with a restaurant business given the presence of an already fully equipped restaurant. There is also the possibility of buying a building to be further renovated in the same hamlet, which has an associated garden. This option would allow the potential buyer to expand the already existing business.

# Pictures



























# Location & Details




(Map does not indicate the exact location of the property)

- Reference: 6107
- Villa/Farmhouse
- B&B/Agriturismo
- Panoramic View
- 1 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Airco
- Garage: To be realised
- Guesthouse: Yes
- Pool: To be realised
- Asking Price: € 380.000

- Floorspace: 430 $m^2$
- SQM Plot: 7000 $m^2$
- Bedrooms: 6
- Bathrooms: 7
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Available

# Information

## Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

## About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee a for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

## Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

## More Information or Questions?

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