



Elegant and well-equipped boutique hotel with 6 luxury guest suites and a restaurant, completed in 2015 and ready for occupancy, in the Slow Food region of South Piedmont

Near Canelli

Floor Area: 1000 m²
Guest Suites: 6
Bathrooms: 9
Reference: **P435**

Price: **1,200,000 EURO** + 3.66% commission (incl. IVA)

Location

In the center of a small village in the heart of the south Piedmont wine region, an excellent starting point for the exploration of the 'Vineyard Landscape of Piedmont' UNESCO World Heritage site, this elegant boutique hotel has 6 guest suites and a charming restaurant with a state-of-the-art professional kitchen. The village is full of rustic character with small shops, bars and an imposing castle, while the wine town of Canelli as well as the ancient Roman town of Acqui Terme are just a few kilometers away.

The pedestrian area at the heart of the village is just a few steps from the hotel.

The Hotel

The medieval building covers 5 floors, and has been extended and sensitively restored over the last 3 years: great care has been taken to maintain its historic features. Today the hotel offers 6 suites with luxury bathrooms, elegant lounges or common rooms, a cozy bar area / cafe / breakfast room, a large conference room, an intimate restaurant for 40 people with access to a large roof terrace, a modern professional kitchen, an elevator, and accommodation for private use.

Accommodation

Ground Floor & Courtyard

The U-shaped building encloses a large courtyard which serves as an access zone for guests: it is the only area that has yet to be completed.

In the lower ground floor, a large storage and utility room are located on one side of the building: on the opposite side there is a small apartment for private (or employee) use.

Outside stairs from the courtyard offer additional access to the restaurant and hotel.

First & Second Floor

The medieval vaulted cellar has been carefully restored to give a special ambience to the restaurant located within. The kitchen that serves it is fully equipped with the most modern professional appliances.

The main entrance to the building is on the second floor, at street level: from the reception lobby there is access to the bar and breakfast room, as well as to a large space that can be used in many ways - for seminars, for example, or as a therapy room - with an adjoining bathroom. The second floor also includes a large outdoor terrace with views over the village to the vineyards and the beautiful rolling hills beyond.

Third & Fourth Floor

The third and fourth floors both have a living area and 3 elegant suites, each with a luxurious bathroom. The 6 variously-sized suites are sumptuously furnished and exclusively equipped.

Services: All essential utilities are connected.

Our personal opinion: no corners have been cut to create a true gem - in the right hands it could be a big success. It is currently licensed as an agriturismo, but also has the potential to become an exclusive guesthouse or hotel.



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