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Code: V002870

# PRESTIGIOUS HOTEL IN THE HEART OF FRANCIACORTA IN CORTE FRANCA

Corte Franca BS Italia

SALE
Trattativa riservata

| Beds | Garden |
|---|---|
| 50 | 60000 mq |

## DESCRIPTION:

A short distance from the shores of Lake Iseo, set within 6 hectares of private parkland, we offer for sale a significant 4-star hotel currently in operation. The historic building, dating back to the late 17th century and meticulously restored, features 50 guest rooms, a 500-seat restaurant and 5 meeting rooms. The interiors, distinguished by fine finishes, preserve the full historic charm of the original structure. The enchanting views extend from the green hills of Franciacorta to the blue waters of the lake. Franciacorta is internationally renowned for its wineries, its refined atmosphere and its unique balance between nature and high-level services. The area attracts hikers, cyclists and lovers of fine wine and local culinary traditions, drawn by the variety of landscapes, scenic trails and the opportunity to enjoy authentic experiences in one of Northern Italy's most captivating regions. Thanks to the possibility of a significant expansion, equal to 1,665 square meters of gross floor area, meeting the needs of a high-profile international clientele, the hotel represents a rare investment opportunity in the hospitality sector, in a historic property and in a constantly growing area. Distances:  Lake Iseo: 2.5 km  Franciacorta Golf Club: 4.5 km  Berlucchi Winery: 4.5 km  Torbiere del Sebino Nature Reserve: 5.5 km  Brescia: 30 km  Rovato Motorway Exit: 10 km  Orio al Serio Airport: 33 km Further information available upon request.

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## ADDITIONAL INFORMATION

| | | | |
|---|---|---|---|
| **Energy Rating:** VA | **Minimum IPE:** - | **Heating:** Independent | **State:** Perfect Conditions |
| **Grade:** Elegant | **Position:** Hill | **View:** Garden View | **Orientation:** - |
| **Rooms / Locals:** 50 | **Floor:** - | **Building Floors:** 3 | **Internal Levels:** - |
| **Garage:** - | **Mq Garage:** - | **Parking Space:** - | **Terraces:** - |
| **Mq Terraces:** - | **Balconies Mq:** - | **Arcades:** - | **Mq Arcades:** - |
| **Garden:** Private | **Kitchen:** - | **Furniture:** Furnished | **Annual Expenses:** - |

## ACCESSORIES

- ✓ Air Conditioning
- ✓ Closet
- ✓ Condominium Park
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Independent Entrance
- ✓ Outdoor Tables
- ✓ Safe
- ✓ Satellite System



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