

for Sale to Sestriere Area: Fronte Piste Sci



1.678 sqm

SESTRIERE □ 3-STAR HOTEL

In the center of Sestriere, in a quiet and sunny location, approximately 150 meters from the Vialattea ski lifts, we offer for sale a historic hotel with interesting potential for development.

The property covers approximately 1,687 m2, spread over four floors above ground plus a basement, and includes 31 guest rooms and 4 staff rooms.

The property features a reception, restaurant, bar, professional kitchen with utility rooms, wellness area with sauna, whirlpool, and Turkish bath, fitness area, and garage with heated ramp. Heating is centralized and connected to district heating.

The property is in excellent condition and offers the option of increasing its volume by 20%, for approximately 350 additional square meters, a particularly attractive option for repositioning or developing the asset.

The property represents a hotel investment opportunity in one of the main ski destinations in the Italian Alpine region.

Certifications

Energy Class:

Property details

Ref.: 14347

Reason: Sale

Il presente stampato ha valore puramente indicativo e non costituisce elemento contrattuale nè presupposto contrattuale.

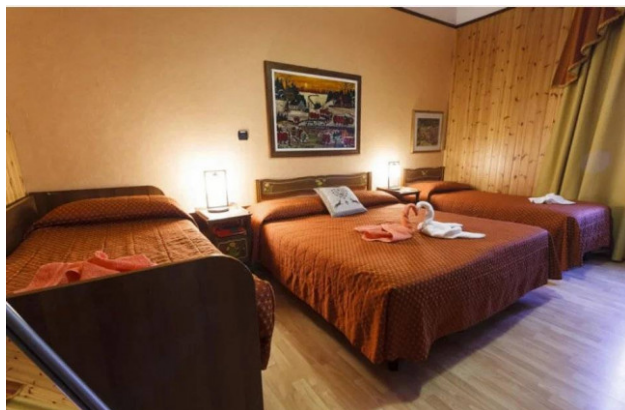
Chiusano & C. Torino

Via Pastrengo, 29 - Torino (TO) - Phone number 0115682858

chiusano@chiusano.com - <https://www.chiusano.com>

V.A.T. 03113370013

Type:	Region: Piemonte
Province: Torino	Municipality: Sestriere
Area: Fronte Piste Sci	Price: € 2.950.000
Total sq.m.: 1.678 sqm	



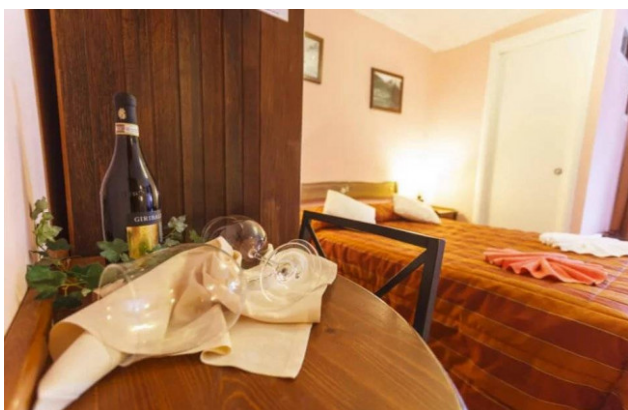
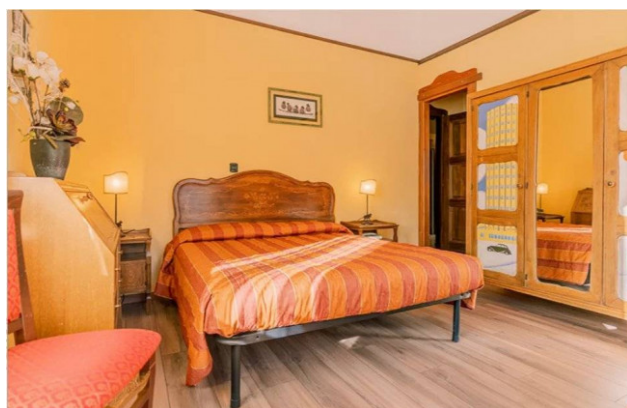
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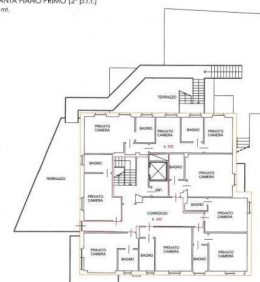
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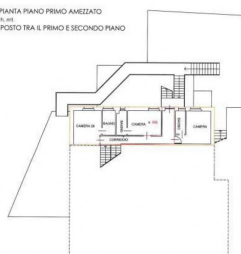


PIANTA PIANO PRIMO [2° p.l.]
S. mt.



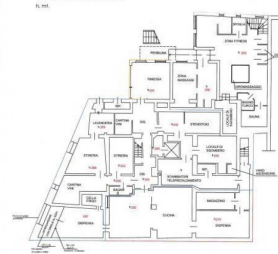
	SUP. LORDA	SUP. CALPESTABILE
CAMERE	211	180
CORRIDOI	17	31
	258	229

PIANTA PIANO PRIMO AMEZZATO
S. mt.
POSTO TRA IL PRIMO E SECONDO PIANO



	SUP. LORDA	SUP. CALPESTABILE
CAMERE	11	10
CORRIDOI	11	10
	82	56

PIANTA PIANO SEMINTERATO
S. mt.



	SUP. LORDA	SUP. CALPESTABILE
FITNESS	191	180
MAGAZZINI	227	214
CUCINA	16	14
GARAGE	77	74
	489	424



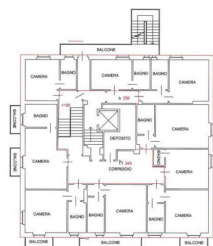
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	SUP. LORICA	SUP. CALPESTABILE
CAMERE	212	191
CORRIDOI	58	53
	270	244