

FOR SALE



Horus RE Agency

AGENCY — CASTELFRANCO EMILIA

SESTINO — AR

Sestino, Presale Bridge, restaurant, hotel...home

€ 950.000

PRICE

1100 m²

SQUARE METRES

5

ROOMS

The Spaces



DESCRIPTION

Sestino, Presale Bridge, restaurant, hotel...home

My journey to Ponte Presale, a natural crossroads between Tuscany, Emilia-Romagna and Marche, began with a few stops that alone are worth the visit. First a stop at Passo delle Radici, with its breathtaking view of the valleys, then a relaxing walk on the shores of Lake Pontecosi, immersed in the silence of Garfagnana. A little further on, San Pellegrino in Alpe gave me a breathtaking view and an atmosphere of yesteryear. When you get to Ponte Presale, you immediately understand that you are at an important crossing point, a crossroads between regions and cultures. Just along the main road, easily accessible and clearly visible, is an interesting property full of potential, ideal for those who dream of combining home and business in one place. The living part is already ready: a completely renovated and furnished apartment, located above the restaurant, with two bedrooms and a large panoramic terrace overlooking the Apennine mountains. Just walk in with your suitcases: the house is there,

 **1100 m²**
AREA

 **10**
BATHROOMS

cozy and cared for. The rest of the facility, on the other hand, requires some initial freshening up - painting, light plant upgrades, furniture to be reviewed - but the foundation is solid. The restaurant, with two separate rooms (one small and private, the other larger for events and groups), is functional, if in need of updating. It is a classic example of a business that, with a few initial touches, can come back to life right away, and then grow over time. Next door, the accommodation facility with eight en suite rooms and a spacious terrace is just waiting for a new lease on life. The adjoining store, too, can become a sales outlet for local products or a small multi-purpose space. The location is strategic: a must for those crossing the Apennines between three regions, a perfect basin for hiking tourism, bikers, nature lovers and lovers of good food. A rare opportunity to live in an authentic setting, work on one's own and shape a personal project with great room for growth.

 **5**
ROOMS

 **€ 950.000**
PRICE



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CONTACTS

Book a visit

Contact us for more information
or to schedule a viewing.



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