

hotel for sale in Camaiore Price on Application Ref. 2667



530 sq.m. | bathroom: 17 | local: 16

REF.2667 CAMAIORE - CENTER - TUSCANY - ITALY

3 Star Hotel with Restaurant in the heart of Versilia Camaiore, Tuscany, Italy

An oasis of historic charm and modern comfort, located along the suggestive Via Francigena, in the heart of the historic center of Camaiore.

Perfect for those looking for a unique opportunity in the hospitality industry!!!!

Extraordinary Features:

Total area: 530 m2
Building: Enchanting building from the early 1900s, completely renovated in 2022
Distribution: 4 charming levels
Ground floor (200 m2): welcoming reception, elegant restaurant, modern kitchen, breakfast room and reading area
Upper floors (3 x 110 m2): 15 refined rooms (5 per floor)
Entrances: double access, both from the main square and from the Via Francigena

Comfortable and Refined Rooms:

15 rooms with a splendid view of the main square, pedestrian street and surrounding mountains. Room facilities: hot/cold air conditioning, private bathroom, WI-FI, safe.

Elegant Restaurant:

Spacious room with new furnishings and central fireplace
Cellar and classy bar corner
Independent entrance from the main square and the Via Francigena

Modern Facilities and Comforts:

Independent heating for each floor
Lift that guarantees easy access to all levels
Restaurant room equipped with heat pump and methane boiler

Strategic Position: Located in the heart of Versilia, it is an ideal starting point for discovering the wonders of Tuscany.

Main Distances:

8 km from Lido di Camaiore
10 km from Viareggio
15 km from Forte dei Marmi
25 km from Lucca
30 km from Pisa
70 km from Florence

Target Customers:

Business: Perfect for business trips, the only hotel in the historic center.

Tourists: Proximity to the sea and the main art cities of Tuscany.

Pilgrims: Along the Via Francigena, an ideal stopping point.

Nature lovers: Perfect base for hiking and outdoor activities.

Versatile Licenses:

Hotel Catering
Bar, Pub, Pizzeria
Wine Bar

Why Invest in this Property?

Unique location: in the heart of Versilia, an area of great tourist attraction. **Renovated building:** ready to move into, with quality furnishings. **Development opportunities:** taking advantage of the flexible license and diversified clientele.

Contacts: For further information, please contact us at the following addresses:

Monia 351 94 26 963

Patricia 389 83 44 002

www.forteversilia.it

Features

code: 2667

motivation: Sale

Categoria: hotel

address: via dello stadio

municipality: Camaiore

total sqm: 530 sq.m.

bathroom: 17

local: 16

conservation status: Excellent

Air-Conditioned

ADSL Coverage

Nearby

gym

spa

soccer fields

sport club

tennis club

bicycle path

playground

railway station

public transport

nursery

elementary schools

Schools

High Schools

bar

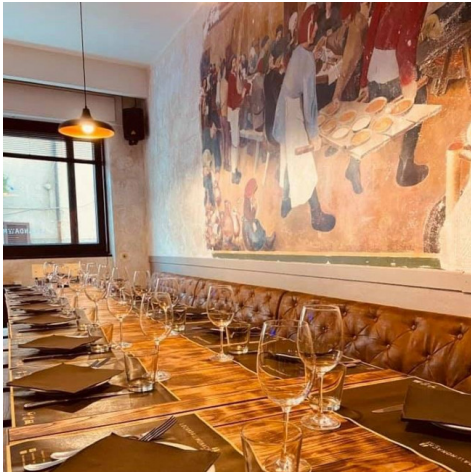
post offices

shopping centers

municipal office

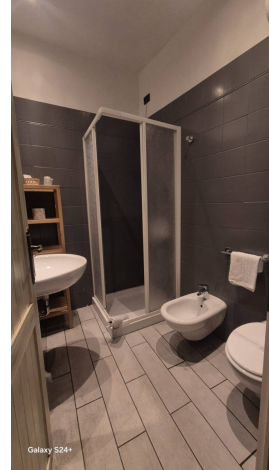
beach club



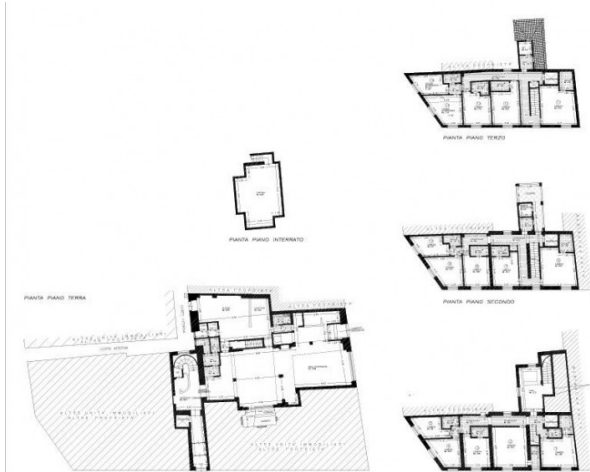












ATTESTATO DI PRESTAZIONE ENERGETICA DEGLI EDIFICI
 CODICE IDENTIFICATIVO: 000313823 VALIDO FINO: 28/10/2034

DATI GENERALI

Destinazione d'uso: <input checked="" type="checkbox"/> Residenziale <input checked="" type="checkbox"/> Non residenziale Classificazione D.P.R. 41/02: <input checked="" type="checkbox"/> Edificio con riscaldamento a energia	Oggetto dell'attestato: <input checked="" type="checkbox"/> Intero edificio <input type="checkbox"/> Parte immobiliare <input type="checkbox"/> Gruppo di unità immobiliari <input type="checkbox"/> Altro:	<input type="checkbox"/> Nuova costruzione <input checked="" type="checkbox"/> Passaggio di proprietà <input type="checkbox"/> Locazione <input checked="" type="checkbox"/> Restaurazione importante <input type="checkbox"/> Riqualificazione energetica <input type="checkbox"/> Altro:
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Servizi energetici presenti

<input checked="" type="checkbox"/> Climatizzazione invernale <input checked="" type="checkbox"/> Climatizzazione estiva	<input type="checkbox"/> Ventilazione meccanica <input checked="" type="checkbox"/> Prod. acqua calda sanitaria	<input type="checkbox"/> Illuminazione <input checked="" type="checkbox"/> Trasporto di persone o cose
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PRESTAZIONE ENERGETICA E GLOBALE DEL FABBRICATO

La presente opera risulta di prestazione energetica globale classificata in funzione del fabbricato e dei servizi energetici presenti, nonché la prestazione energetica dei fabbricati, e sulla base del rendimento degli impianti presenti.

Prestazione energetica del fabbricato INNEBRI ESABE	Prestazione energetica globale CLASSE B EP globale 46,1 kWh/m²/anno	Intervallo di permessi con cui varrebbe la migliore classificazione: da classe C a classe F
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Fig. 1