

Tourist Property for Sale in Sicily Gangi, Italy

Property Code: 110-254-35

Property Location:

contrada portelle
Sicily
Gangi, Italy

Amenities:

Bathrooms: 5.0
Bedrooms: 10
Land: 1500 M²
Surface: 350 M²



Description:

Tourist Property for Sale with High Investment Potential

Located in Gangi (PA), a medieval jewel nestled in the heart of the Madonie Mountains, awarded "Italy's Most Beautiful Village" in 2014, this charming tourist property offers a unique opportunity to invest in one of Sicily's most authentic and captivating destinations.

Property Description For sale is a charming 3-star tourist accommodation facility located in a panoramic area surrounded by nature, featuring large outdoor spaces and extensive agricultural land. This property represents a unique investment opportunity, with the possibility of obtaining non-repayable grants of up to 80%, as provided by DDG/2016 dated June 25th.

The main building, dating back to 80s and currently licensed as a B&B, extends over two levels with a total surface area of approximately 350 sqm.

Interior Layout Ground Floor:

Spacious dining room

TV lounge

Large professional kitchen

Bathroom

Storage room / pantry

First Floor:

7 bedrooms

4 bathrooms (with the possibility of creating a fifth bathroom)

Large panoramic terraces overlooking the Madonie Mountains

Outdoor Areas & AmenitiesThe property includes a private courtyard of approximately 1,500 sqm, ideal for banquets, weddings, and special events.

Among the main features is a reinforced concrete swimming pool measuring 16 x 7.5 meters, complete with a large solarium area and changing rooms authorized for public use.

The estate also includes additional auxiliary buildings on two levels, each measuring approximately 140 sqm, currently featuring porticos and ready to be converted into a restaurant or additional guest rooms (building permit pending).

Sports & Leisure Facilities

Bocce court

Children's playground

Paddle tennis court

Fitness area

Additional amenities include a large parking area, storage spaces, and a traditional wood-fired oven.

Land & Development PotentialThe property is surrounded by approximately 10 hectares of agricultural land, perfect for developing olive groves, vineyards, organic farming, agritourism activities, or an educational farm.

The structure is solidly built on rocky ground and requires only ordinary maintenance and modernization works.

This estate represents an exceptional opportunity for investors seeking to develop a tourism and agricultural business with significant growth potential in one of Sicily's most authentic and scenic areas.

Struttura turistica con piscina e 10 ettari di terreno ? Opportunità di investimento nelle Madonie

A Gangi (PA), gioiello medievale incastonato nelle Madonie, già eletto Borgo più bello d'Italia nel 2014, in posizione panoramica e immersa nella natura, proponiamo in Vendita una graziosa struttura turistica 3 stelle, già autorizzata come B&B, ideale per chi desidera investire nel settore ricettivo, turistico e agricolo.

L'immobile principale, realizzato negli anni '80, si sviluppa su due livelli per circa 350 mq complessivi.

Al piano terra troviamo un'ampia sala da pranzo, sala TV, cucina professionale, bagno e dispensa.

Al piano superiore sono presenti 7 camere da letto, 4 bagni con possibilità di realizzarne un quinto, oltre a grandi terrazze panoramiche con splendida vista sulle Madonie.

La proprietà dispone di una corte privata di circa 1.500 mq, perfetta per banchetti, cerimonie, matrimoni ed eventi. Fiore all'occhiello è la piscina in cemento armato di 16 x 7,50 metri, con ampio solarium e spogliatoi autorizzati al pubblico uso.

Completano la struttura edifici ausiliari su due livelli, circa 140 mq per piano, attualmente porticati e con possibilità di trasformazione in ristorante o ulteriori camere, oltre a parcheggio, deposito, forno a legna, campo da bocce, parco giochi, campo da paddle tennis e area fitness.

La proprietà comprende inoltre circa 10 ettari di terreno agricolo, ideali per sviluppare uliveti, vigneti, orti biologici, Agriturismo o fattoria didattica.

Una soluzione dal grande potenziale, adatta a chi cerca una struttura ricettiva da valorizzare, in un contesto autentico, panoramico e ricco di possibilità di sviluppo.

Single Family Home,
Sale

550 000 EUR

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