

Hotel for sale in Sarnano Centro € 795.000 Ref. 113274



2.000 sq.m. | Bathrooms: 7 | Rooms: 20

Former Hotel "I Cerchi" with Lift, Swimming Pool and Private Grounds - For Sale in Sarnano (MC), Marche, Italy

In a panoramic and strategically positioned location, just a short distance from the centre of Sarnano, the thermal spa area and only a few kilometres from the Sassotetto ski slopes, we are pleased to offer for sale an important property complex formerly operated as a hotel.

The property benefits from approximately **4,000 sqm of fully fenced private grounds**, featuring a **recently refurbished and fully operational swimming pool**, a valuable asset for future hospitality or tourism-related use.

Although the building requires modernisation works, it offers a solid structure, generous internal volumes and excellent potential for redevelopment and value enhancement.

Accommodation Layout

Ground Floor

- Professional kitchen
- Large dining and banquet hall
- Bar area

Upper Floors (1st, 2nd and 3rd floors)

- **22 en-suite guest rooms**, all served by a lift

Development Potential and Permitted Uses

The property offers:

- **Existing volume of approximately 5,705 cubic metres**
- **Additional buildable volume of approximately 5,964 cubic metres**

These parameters make the property particularly attractive for multiple development options, including:

- Hospitality projects (hotel, resort, B&B, serviced apartments)
- Residential development
- Healthcare facility or senior living residence
- Wellness centre or multi-purpose complex

There is also potential access to **European and regional funding schemes** for redevelopment and regeneration projects.

Location and Surroundings

Sarnano lies at the foothills of the **Sibillini Mountains**, in an area of outstanding natural beauty. The historic town is set on a hill overlooking the Tennacola stream, surrounded by green valleys, woodland and cultivated countryside.

Its proximity to thermal spas, ski facilities and extensive hiking and nature trails makes this location highly attractive for year-round tourism and leisure activities.

Certification

Energy Class: G

Features

Code: 113274	Reason: Sale
Categoria: Hotel	Address: VIA ALCIDE DE GASPERI
Municipality: Sarnano	Zona: Centro
Total Square Meters: 2.000 sq.m.	Bathrooms: 7
Rooms: 20	State of Preservation: to restore
gas: 10	Uncovered sq.m.: 4.000 sq.m.
Number Of Windows: 4	independent Heating: independent

Nearby

Gym	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Public Transport
Kindergarten	Elementary Schools
Schools	High Schools
Cafe	Post Offices
Shopping Centers	







