

Successful Operating Bed And Breakfast €1,980,000 Bolsena, Viterbo



Business description

Top-rated guesthouse with views over Lake Bolsena, located in the middle of Italy, right where the districts of Tuscany, Umbria and Lazio meet.

Fully renovated 793m² main building designed and equipped as a high quality Bed & Breakfast/Guesthouse. Three floors with: 10 en-suite guestrooms and 4 fully equipped self service apartments, reception area, large common area with fire place, farmhouse kitchen with dining facilities, service terrace, wine cellar and Chambre séparée for private functions.



A barn by the main building is currently used as a separate kitchen and bar for the courtyard café and BBQ-area, and as service station for events such as wedding dinner parties etc.

A 50 m² outbuilding located in the olive grove, currently used for wine production and storage of farming tools can be converted into a separate holiday accommodation for additional guests.

Wonderful garden with fishpond and fountain, night-lit trees, and courtyard with recreational facilities, and well-organized guest parking. Fenced garden area and a specially designed iron gate may be controlled from the reception and by remote controls.

Guest are mainly from these countries: Germany, Great Britain, Netherland, Belgium, USA, Canada, Norway, Sweden, Denmark, and Italy.

The guesthouse is available for reservations on major web sites such as Expedia.com, Hotels.com, Venere.com, etc., and there are working contracts with travel agents and event organizers. Wedding and other events brings significant business to the property. Extra virgin olive oil, and red/white wine is produced from crops on the property. Current operation is organic.

Property information

Real Estate: Real Property Included
Living accommodation: Modern and nice owner's apartment with separate patio is conveniently located behind the reception area. Contains kitchen and living room, 2 bathrooms, bedroom, and dressing room.
Location: Lake Bolsena (Lago di Bolsena)
Premises details: The farmhouse consists of three floors, and is designed and equipped as a high quality Bed & Breakfast/Guesthouse. There is a reception area, a large common area with a fire place, an open kitchen, as well as a large furnished terrace for al fresco dining. A private "owner's apartment" with a separate outdoor space is conveniently located behind the reception area.

Other information:

- Italian tiles on the floors of all levels
- Plaster on all internal walls and ceilings
- All surfaces are painted with light and warm colours
- Custom made, high quality wooden doors with lock system
- Custom made, high quality wooden window frames, with mosquito net and external shutters
- Double glass in windows and balcony doors

The two upper floors consist of 10 guestrooms and suites, all with en suite bathrooms and direct access to balcony or terrace.

In-room facilities:

- Flat screen TV with international satellite channels
- W-LAN Internet
- Programmable air conditioning system for cold or warm air circulation
- Safe deposit box

3 spacious self-service apartments for holiday-lets on the ground floor of the farmhouse.

Wine cellar/Chambre séparée and a guest bathroom for visitors, as well as laundry, technical room and storage areas are located in the basement.

Business Operation

Expansion potential: A separate outbuilding, currently used for wine production can be made into an additional holiday accommodation for guests, or sold as an individual property with garden and fields. Possible to build swimming pool, tennis court, and more on the premises.

Reasons for selling: Relocating to native country

Trading hours: 24/7

Employees: 2

Years established: 5

