

Property Class:

Country Home - To Restore

Property Price ( in € ):

€ 175,000

Location:

Aymavilles

Description:

The house is on three levels, with possibility of achieving 6 units : 3 units 46 sqm + 1 units of 120 spm with large kitchen chemney, tavern and original voulted cellar + 2 units of 30 sqm as roofed attics). typical ruralcourtyard +400 sqm ground nearby the house. Located at the entrance of Gran Paradiso Park, at 9 km from Cogne in small village in rural rehabilitation phase. Preserved area, ideal for medium-long term investment and designed to grow, could be an ideal set up for a guesthouse or holidays apartments business for nature and sport tourism (16-20 beds). Local support is possible by actual owner for the license and project already underway to renovate traditional alpine architecture with ecological certificate.

Even actual owner works in tourism industry and have a well knowlegde of the market. Need to sell for another project in tourism in another locality, that is prior one to be achieve.

Address:

Village of Vieyes - Aymavilles (aosta Valley -italy). 9km from Aymavilles- 9 km from Cogne Center. Entrance of Gran Paradiso Park

Postal Code:

Services:

electricity, gas, water availables, public car park, courtyard, 400 sqm land. Bus stop in front of the house. departure for trekking and snow shoes excursions in front of the house.

Location:

Located at the entrance of Gran Paradiso Park, at 9 km from Cogne in a small village in rural rehabilitation phase and preserved area. It seems to enter in a 3rd dimension of authentic rurality, quietness and mountain lifestyle.

Condition:

Complete restore is needed even if there are not necessary any demolitions or reconstructions. This house need only an attentive conservative restoring in respect of it's huge history. More details on request.

Square Meters ( m<sup>2</sup> ):

326

Rooms:

23

Bedrooms:

7

Bathrooms:

6

Year of Construction:

1792

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