Claviere – Piemonte

Hotel/Chalet to be customized with breathtaking views

Property ID: IT252942287



PURCHASE PRICE: 650.000 EUR • LAND AREA: 2000 m^2

Property ID: IT252942287 - 10050 Claviere – Piemonte

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Contact partner

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At a glance

Property ID	IT252942287
Bedrooms	20
Bathrooms	20
Year of construction	1912
Type of parking	11 x Other

Purchase Price	650.000 EUR
Hospitality industry	Hotels
Total Space	ca. 2000 m²
Condition of property	Needs renovation

Property ID: IT252942287 - 10050 Claviere – Piemonte

Energy Data

Energy certificate valid until	01.07.2030

Energy Certificate	Energy demand certificate
Final Energy Demand	212 kWh/m²a
Energy efficiency class	F
Year of construction according to energy certificate	1912

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The property





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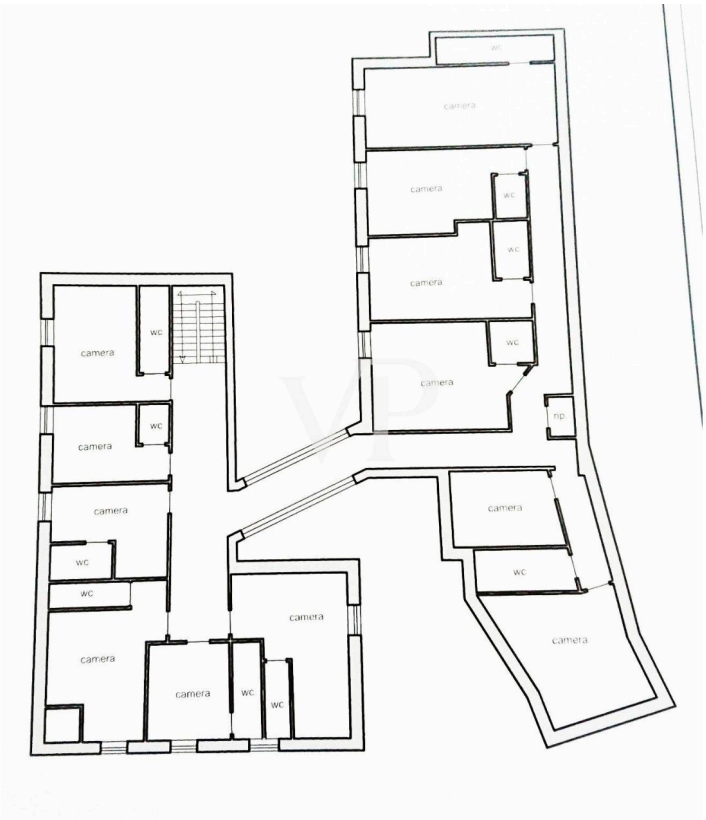
The property

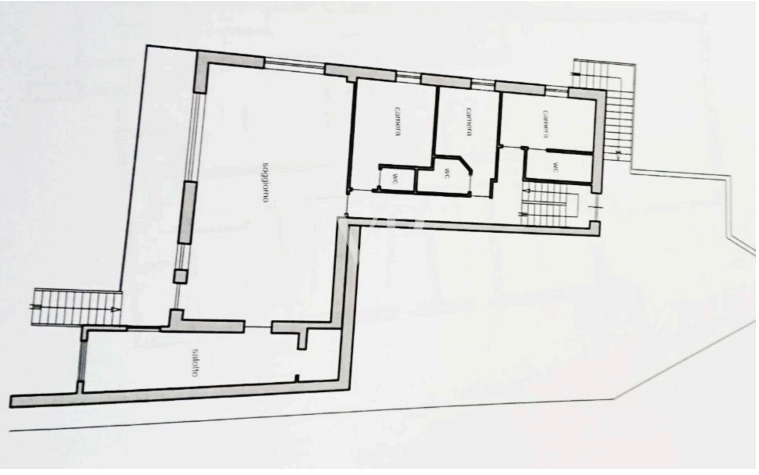


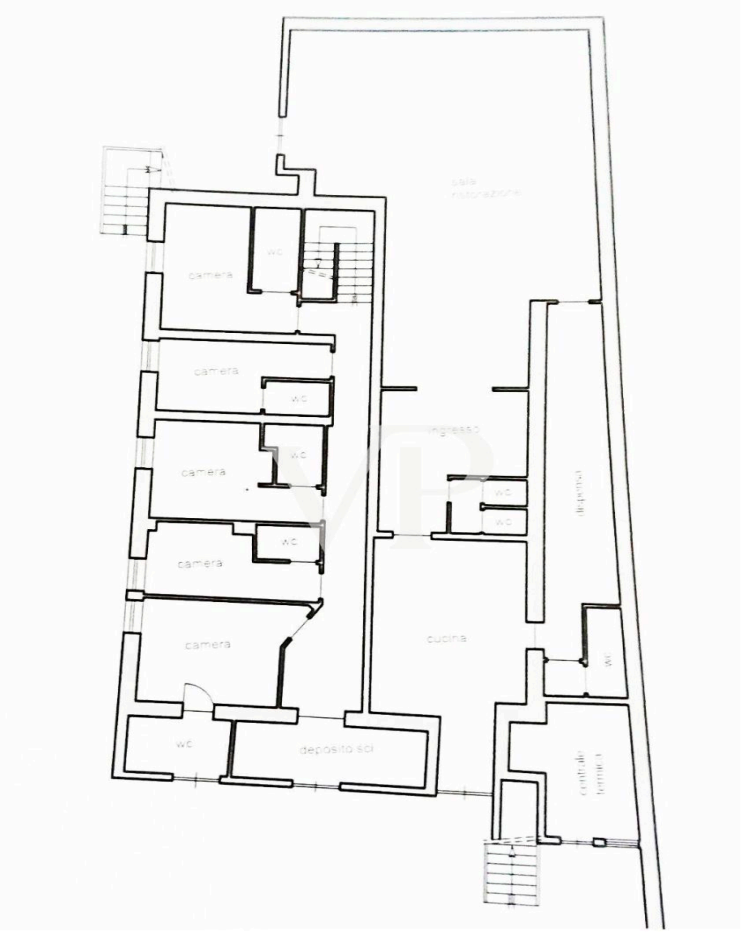


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Floor plans







This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

Prestigious historic accommodation for sale - Claviere (TO)

In the heart of the Cottian Alps, a few steps from the French border and the ski slopes of Monginevro, we offer for sale a prestigious historic property, ideal for those wishing to invest in the mountain hospitality sector.

The property is spread over several levels and offers breathtaking panoramic views on three sides, overlooking the surrounding mountains and the Claviere Golf Club (only 250 m away).

Key features:
- 20 bedrooms, each with private bathroom, all complying with current electrical and sanitary regulations.
- Large equipped professional kitchen, divided into functional areas: cooking area, storage, washing, pass and direct access for loading/unloading supplies.
- Large restaurant hall with panoramic outdoor terrace and possibility of independent access from outside.
- Spacious entrance hall with reception desk and open views on two sides.
- Panoramic terrace on the second floor.

Facilities and infrastructure:
- Fully functioning fire-fighting system
- Heating and hot water system overhauled in 2024
- Working plumbing and drainage systems
- Boiler cistern replaced in 2023
- Roofing and waterproofing completely redone in 2022
- Wi-Fi wired throughout the facility
- 11 private parking spaces in front of reception

The building is currently cleared of furniture and furnishings, offering the freedom to customize the interior according to your own design. The main interventions required are whitewashing and updating bathrooms.

Strategic location and services nearby:
100 m from 3 hiking trails
200 m from ski facilities
250 m from the golf club, municipal swimming pool and tennis courts
150 m from the French border
1.8 km from the center of Montgenevre (FR)

This property represents a unique opportunity for the development of a boutique hotel, accommodation facility or luxury vacation home, due to its exclusive location, generous size and advanced state of the facilities.

Property ID: IT252942287 - 10050 Claviere – Piemonte

Details of amenities

- Fire protection system fully functional
- Heating and hot water system overhauled in 2024
- Plumbing and drainage systems in working order
- Boiler cistern replaced in 2023
- Roofing and waterproofing completely redone in 2022
- Wi-Fi wired throughout the facility
- 11 private parking spaces in front of reception

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All about the location

Located in the heart of the Cottian Alps, Claviere is a renowned mountain resort in Piedmont, known for its authentic atmosphere, unspoiled nature, and quality services. The village is only 150 meters from the French border and is just 1.8 km from Montgenèvre (Monginevro), which can also be easily reached on foot or by short drive.

The property enjoys a privileged and very convenient location: a short walk from the town center, in a well-connected and serviced area, but immersed in the quiet and green of the mountains.

Within a short distance from the property are:
3 trekking trails just 100 meters away, ideal for scenic hikes suitable for all levels;
The Claviere and Via Lattea international ski facilities 200 meters away, with direct connection to the slopes;
Claviere Golf Club, among the oldest in Italy; municipal swimming pool and tennis courts, all within 250 meters;
Pharmacy, typical restaurants, bars, stores and essential services within easy walking distance in a few minutes;
Elementary school in the town center and secondary schools easily accessible in neighboring towns;
Shuttle service stop for surrounding towns and ski resorts.

The proximity to France and the main arterial roads makes Claviere a perfect destination for both tourism and year-round active accommodation: skiing in winter, golf and hiking in summer, with the added value of an authentic and relaxed atmosphere, in a naturalistic context of excellence.

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Contact partner

For further information, please contact your contact person:

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