

FOR SALE



Horus RE Agency

AGENCY — CASTELFRANCO EMILIA

AURONZO DI CADORE — VENETO

Auronzo di Cadore, the small family-sized hotel

€ 860.000

PRICE

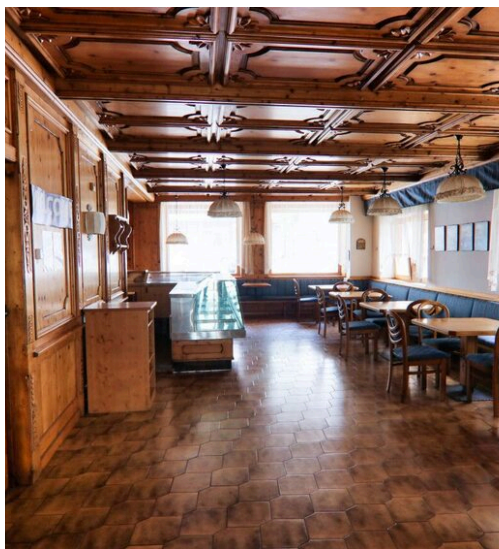
600 m²

SQUARE METRES

5

ROOMS

The Spaces





DESCRIPTION


Auronzo di Cadore, the small family-sized hotel


As a mountain enthusiast and lover of authentic lands, every time I return to Cadore I am surprised by the sincere beauty of these places. Walking around Lake Santa Caterina, I came across a structure that immediately caught my attention: a formerly family-run hotel, simple, genuine, but with a huge potential to become a small jewel of modern hospitality at high altitude. The building has a solid base, both in structural and emotional terms: 10 rooms distributed on two floors, all with private bathrooms and some with a small balcony. As it is, the rooms have great value, but I can easily imagine a restyling to make them more welcoming to today's travelers: natural materials, discreet comforts, handcrafted details and a design that respects tradition, yet with a current look. On the ground floor is the soul of the hotel: a bar room known a few years ago in the area for its excellent pastries. Here I see the possibility of creating a meeting

point not only for those staying overnight, but also for hikers, cyclists, and travelers passing through: a place to have breakfast, relax after a hike, or enjoy a typical dessert in a warm, family atmosphere. Next to it, the kitchen offers space for a curated and simple gastronomic proposal, perhaps with a small menu linked to local products and seasonality. The basement could be transformed into a wellness area, with a sauna and relaxation area, while the large attic - still to be explored - could become a cozy multifunctional attic: a space for activities, small events or even to host a couple of panoramic suites. Cadore has a deep soul, and structures like this can become the starting point for a new way of doing hospitality: respectful, rooted, but also able to speak the language of new travelers. With measured but decisive intervention, this hotel could be reborn as a contemporary retreat with the flavor of the mountain home.

 **600 m²**
AREA

 **5**
ROOMS

 **13**
BATHROOMS

 **€ 860.000**
PRICE

FEATURES



CELLAR



COMFORTABLE
TO THE
SERVICES



OPPORTUNITY



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CONTACTS

Book a visit

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