

## touristic for sale in Atina

### € 278.000

### Ref. AC99-149-1673



**650 sq.m. | Bathrooms: 10 | Bedrooms: 10 | Rooms: 20**

#### "Risthotel Melfa"

There is a place, nestled among the rolling hills of the Val di Comino, where time seems to have stood still and every stone tells a story.

That place is Atina, an elegant and quiet village in the Comino Valley, beloved for its authenticity, historical heritage, surrounding nature, and its strategic location between Rome, Naples, and the Abruzzo National Park.

And it is right in the heart of this village, along the historic Corso Munanzio Planco, that a rare opportunity opens up: a charming hotel with a panoramic restaurant, in good condition, ready to welcome a new entrepreneurial vision.

With its 650 m2 spread over three floors above ground, the building is designed with attention to every detail.

The rooms are large, bright, and functional, with an internal layout ideal for both hospitality and catering.

The ground floor houses a recently renovated restaurant-pizzeria, equipped with a professional kitchen, a welcoming and versatile dining room, changing rooms, bathrooms and utility rooms.

An open space that lends itself to a variety of options: from traditional dining to a gourmet wine bar, from private events to dinners with a view.

The upper floors house the hospitality area: 10 en-suite rooms, all well-maintained and bright, some with terraces and breathtaking views of the village and surrounding hills.

The common areas are comfortable and well-designed, including a private room with bathroom for staff and a functional laundry room.

Each floor offers spectacular views of the historic center and the valley.  
 The southern exposure guarantees natural light throughout the day and sunsets that frame the day with unforgettable colors.

Panoramic terraces are an added value: spaces to be lived in, shared, and enhanced.

The property has a large reserved internal parking lot, a real plus for those traveling by car or arriving from out of town.

The central location allows you to reach all the main services, squares, churches and attractions of the village on foot.

Each element has been designed to offer comfort, hospitality, and functionality, in a context that combines the beauty of tradition with the pleasure of modernity.

This property is not just a building: it is a project, an entrepreneurial dream ready to come to life.

Ideal for those who want to start a boutique hotel, a charming B&B, an elegant farmhouse, or continue an existing restaurant business, transforming it into a hub for events, tastings, and experiential tourism.

The authentic atmosphere of Atina, the quality of the renovation, the versatility of the spaces, and the panoramic location make this offer a one-of-a-kind opportunity.

This is an exciting opportunity: the beginning of a new story, yet to be written.

For information, call 0776566289 or +39 3348094290.

## Features

Code: AC99-149-1673	Reason: Sale
Categoria: touristic	Address: Corso Lucio Munazio Planco, 1
Zip Code: 3042	Municipality: Atina
Total Square Meters: 650 sq.m.	Bedrooms: 10
Bathrooms: 10	Rooms: 20
State of Preservation: Good	Level: Buildings
Total Floor: 3	Heating: Heating
Balconies: Present	Terrace: Present
Kitchen: Regular Kitchen	Terrace
Tv Antenna : Autonomous	Tv SAT : Autonomous
Closet	ADSL Coverage
Cellar	Fastweb Coverage
Air-Conditioned	Telephone System
Wiring : By Law	Shower
Aluminum Frames	

## Nearby

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

















