



## **Hotel for sale in Dozza**

### **€ 4.700.000**

### **Ref. CBI127-1993-303**



**3.373 sq.m.**

The Intact Charm of the Centuries: Medieval Castle with Resort for Sale in the Hills of Bologna

Discover the timeless charm of this 13th century castle, an ancient convent skilfully transformed into a resort, located on the top of a hill adorned with cypresses in Dozza, one of the most beautiful villages in Italy, famous worldwide for the magnificent Rocca and for its painted walls.

The mystical and timeless atmosphere of these landscapes scenically frames the property, panoramically dominating the region from what was once called "Paradise Hill".

#### History and Legends:

Legends say that even Saint Francis chose this place for his refuge starting from 1213, personally planting the wooden cross near the church and digging the well in the cloister. In the 19th century, a noble family of counts transformed the property into a country residence, maintaining the quiet and welcoming atmosphere typical of places of worship and meditation.

#### Main features:



**Resort:** The convent was then transformed into a charming hotel with an internal surface area of 3000 m2 with 38 bedrooms, some of which are suites with a hydromassage tub. **Restaurant and Conference Centre:** an area has been created from the ancient refectory, once used as a restaurant the area of the deconsecrated church was used as a conference centre. **Historical Cellar:** In the basement, a magnificent cellar bears witness to centuries of winemaking tradition. **Large Park:** An enchanting panoramic swimming pool in the green park, perfect for hosting outdoor events and dinners on the panoramic terrace. **Position and Potential:** The hillside position offers a unique experience in places of historical interest and great charm. The proximity to golf courses, tennis courts and horse riding opportunities, combined with the ease of access to the motorway and Bologna airport, makes this castle an ideal investment solution.

The property, which has not been used for years, offers a wide opportunity for renovation and customization according to your preferences.

Interesting investment solutions:

**Luxury Resort:** With its rooms, common areas, services and outdoor spaces, the residence is perfect to be reactivated as a luxury resort, offering guests an unforgettable experience. **Ceremonies and Banquets:** The possibility of restoring the restaurant and the majesty of the church offer ideal spaces for ceremonies and banquets. **Centre for Multinationals:** The large conference room and the internal and external spaces make the castle ideal for hosting business meetings, conferences and large-scale corporate events. **Prestigious RSA:** The structure can be adapted to become a high-level healthcare residence, providing care services for the elderly with a touch of elegance and comfort.

This is a one-of-a-kind opportunity.

Monte del Re Park Hotel is not just a structure, but an experience. Own a piece of history, embrace the grandeur and potential of this residence, initiating a project that can inspire and serve diverse communities.

Call us today to start a new chapter of life in this unique and evocative home.

## Certification

**Energy Class:** Under evaluation

## Features

Property ID: CBI127-1993-303	Contract: Sale
Categoria: Hotel	Address: Via Monte del Re, 43
Zip Code: 40060	Municipality: Dozza
Total sqm: 3.373 sq.m.	Internal condition: To be renovated
Uncovered sq.m.: 300.000 sq.m.	Independent heating: Heating





**Prime Properties**

C.so D'Augusto, 197 - 199 - Rimini (RN) - 05411524449  
 rimini@cbitaly.it - <https://www.coldwellbanker.it/en>  
 VAT 04954530962











