



HOTEL CORANO

Strada Statale 74 Maremma Ovest
Pitigliano (GR)

Teaser 2025





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KEY INVESTMENT HIGHLIGHTS

PEACEFUL HILLTOP SETTING NEAR
PITIGLIANO'S HISTORIC CENTER

MEDIUM-SCALE PROPERTY WITH
34 ROOMS AND OUTDOOR AMENITIES

STRONG REPOSITIONING POTENTIAL
FOR BOUTIQUE HOSPITALITY

INVESTMENT OPPORTUNITY
AVAILABLE THROUGH A JUDICIAL
AUCTION PROCESS

LOCATION

PEACEFUL HILLTOP SETTING NEAR PITIGLIANO'S HISTORIC CENTER

Strategically located on the peaceful hills of the Maremma Toscana, Hotel Corano is situated just a few kilometres from the historic town of Pitigliano, in the province of Grosseto. The property lies along the SR74 Maremmana road, set in a tranquil landscape of rolling hills and vineyards, offering sweeping views of the countryside and a relaxed retreat for travellers.

Surrounded by vast natural reserves and charming rural villages, Hotel Corano provides guests with an ideal base to explore one of Tuscany's less trodden gems. Located between the sulphur rich thermal springs of Saturnia and the carved rock centre of Pitigliano, the destination combines historic interest, countryside authenticity and easy access. The immediate setting is both rural and elevated, delivering fresh air, panoramic vistas and a sense of escape.

Access to the hotel is convenient: the SR74 Maremmana links the resort directly to Pitigliano and nearby historic sites, while the nearest major transport hubs include Grosseto train station and the airports of Pisa and Rome, reachable within reasonable driving time. This blend of countryside serenity, historic charm and practical connections makes Hotel Corano a compelling choice for leisure stays or investment in Tuscany's experiential tourism segment.





Orvieto Cathedral

MAREMMA

ONE OF THE MOST EXCLUSIVE DESTINATIONS IN ITALY

The Maremma region in Tuscany offers a delightful blend of natural beauty, cultural richness, and relaxation that makes it a perfect destination for any traveler.

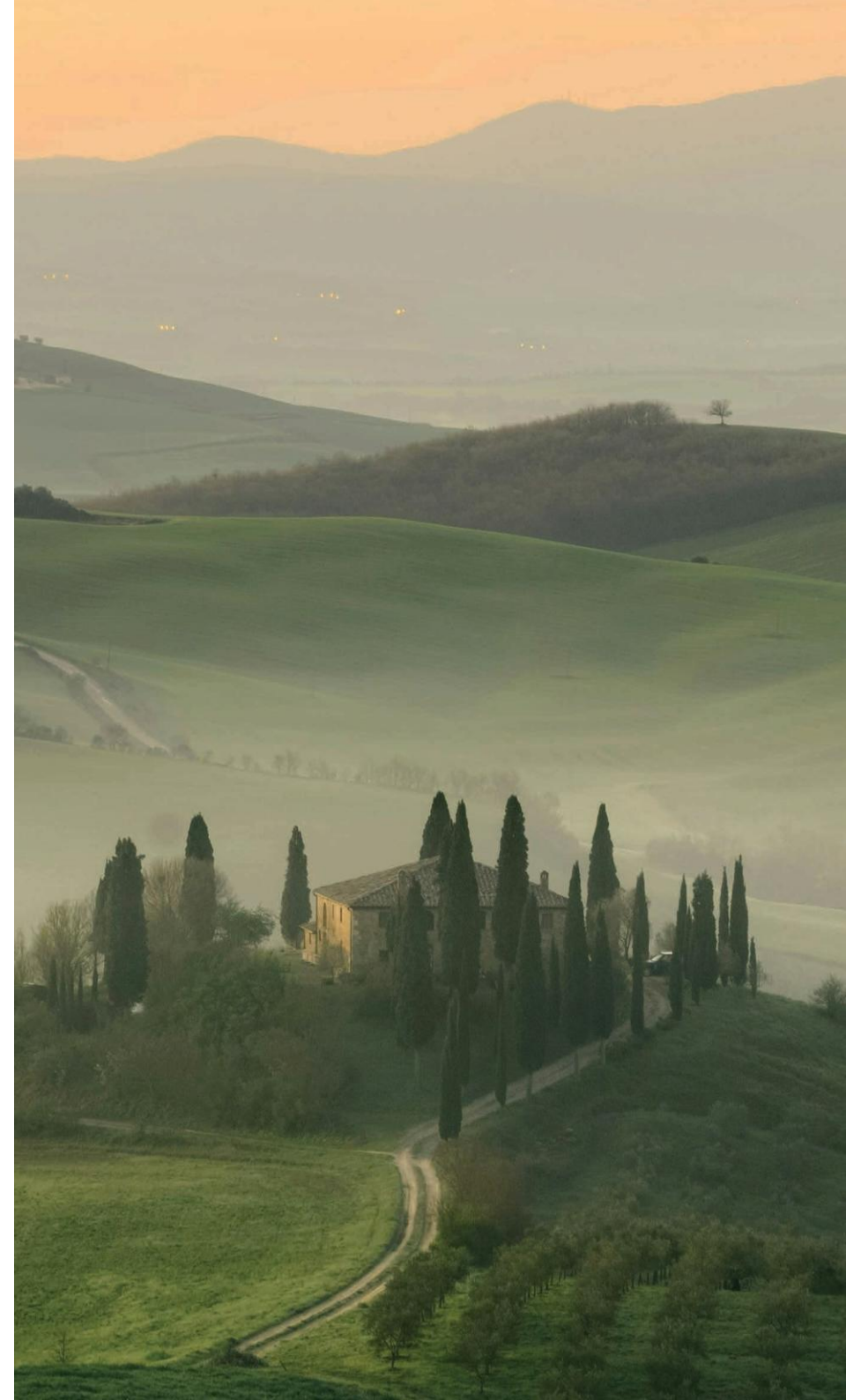
THERMAL SPAS: For those seeking relaxation and rejuvenation, Maremma is home to some exquisite thermal spas. The natural hot springs of Saturnia, for instance, provide a luxurious soak in mineral-rich waters that have been enjoyed since Roman times. These thermal baths offer a soothing escape with stunning views of the surrounding landscapes, making it a perfect spot for unwinding after a day of exploration.

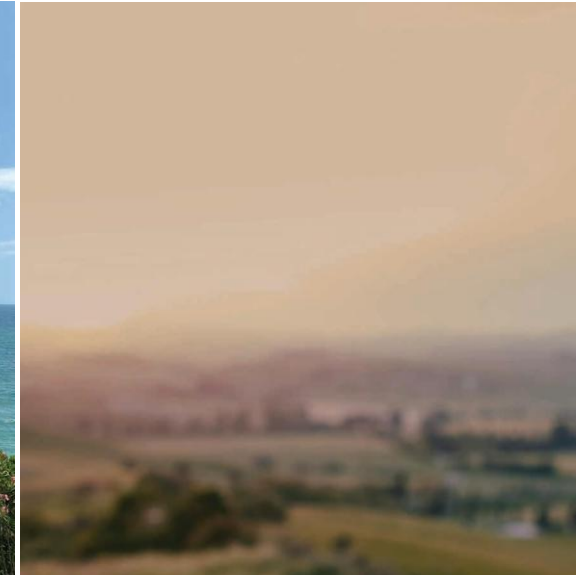
BREATHTAKING COUNTRYSIDE: Maremma's rolling hills and lush landscapes are a quintessential slice of Tuscany. Visitors can explore the picturesque vineyards, olive groves, and charming rural villages that dot the countryside. Hiking trails and scenic drives reveal panoramic views that seem straight out of a Renaissance painting, offering countless opportunities for outdoor adventures and serene moments in nature.

RICH CULTURAL HERITAGE: The region boasts a wealth of cultural spots that highlight Tuscany's storied past. The medieval town of Pitigliano, often referred to as "Little Jerusalem," showcases its fascinating Jewish heritage alongside its striking cliffside architecture. Additionally, the charming town of Massa Marittima offers a glimpse into medieval life with its well-preserved cathedral and historical streets.

ETRUSCAN HERITAGE: The Maremma area is also steeped in Etruscan heritage, offering a fascinating glimpse into one of Italy's most ancient and enigmatic civilizations. The region is dotted with remnants of Etruscan settlements, including impressive necropolises, ancient roads, and the ruins of once-thriving cities like Roselle and Vetulonia. These sites reveal the Etruscans' sophisticated culture, their mastery in art and architecture, and their deep connection to the land. Visitors can explore underground tombs adorned with intricate frescoes, wander through archaeological parks, and discover artifacts that tell the story of this mysterious people who laid the foundations for much of Tuscany's rich cultural history.

BEAUTIFUL BEACHES: Maremma's coastline stretches along the Tyrrhenian Sea, providing access to some of Tuscany's most beautiful and unspoiled beaches. From the sandy shores of Cala Violina, known for its unique, violin-like sound underfoot, to the rugged beauty of the Uccellina Nature Reserve's coastal strips, there's a beach for every preference.





SATURNIA THERMAL SPRINGS

The Saturnia Thermal Springs, located in the heart of the Maremma region in Tuscany, are a true natural wonder. These iconic hot springs are renowned for their stunning beauty and therapeutic properties, making them one of Italy's most sought-after wellness destinations.

The springs are fed by a natural underground aquifer, and the water emerges from the earth at a constant, soothing temperature of around 37.5°C. Rich in sulfur and other minerals, the waters are believed to have healing properties, beneficial for the skin, respiratory system, and overall relaxation.

What truly sets Saturnia apart is its breathtaking setting. The water cascades down a series of naturally formed travertine terraces, creating a collection of shallow pools that glisten in the sunlight. The turquoise hues of the water contrast beautifully with the surrounding lush greenery and the rustic, earthy tones of the Tuscan landscape.

Visitors to Saturnia can immerse themselves in these warm, rejuvenating waters while enjoying panoramic views of the rolling hills and open skies. The springs are surrounded by the serene countryside, making it easy to feel at one with nature as visitors soak in the tranquil atmosphere.



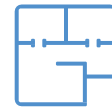
ASSET OVERVIEW



MAREMMA COUNTRYSIDE



★ ★ ★ ★



1,790 SQM



34 KEYS



**BAR, RESTAURANT,
2 POOLS, PARKING**

THE ASSET

AUTHENTIC TUSCAN HOSPITALITY OPPORTUNITY OVERLOOKING THE MAREMMA HILLS

Strategically located along the SR 74 Maremmana, just approximately one km from the historic centre of Pitigliano (GR) in southern Tuscany, Hotel Corano occupies a prominent hill side position that offers sweeping countryside views, direct access from the main regional thoroughfare, and a tranquil setting immersed in the iconic Maremma landscape. Surrounded by gently rolling hills, vineyards and ancient settlements, the property provides a unique blend of natural beauty and historic charm, ideal for guests seeking an authentic Tuscan escape.

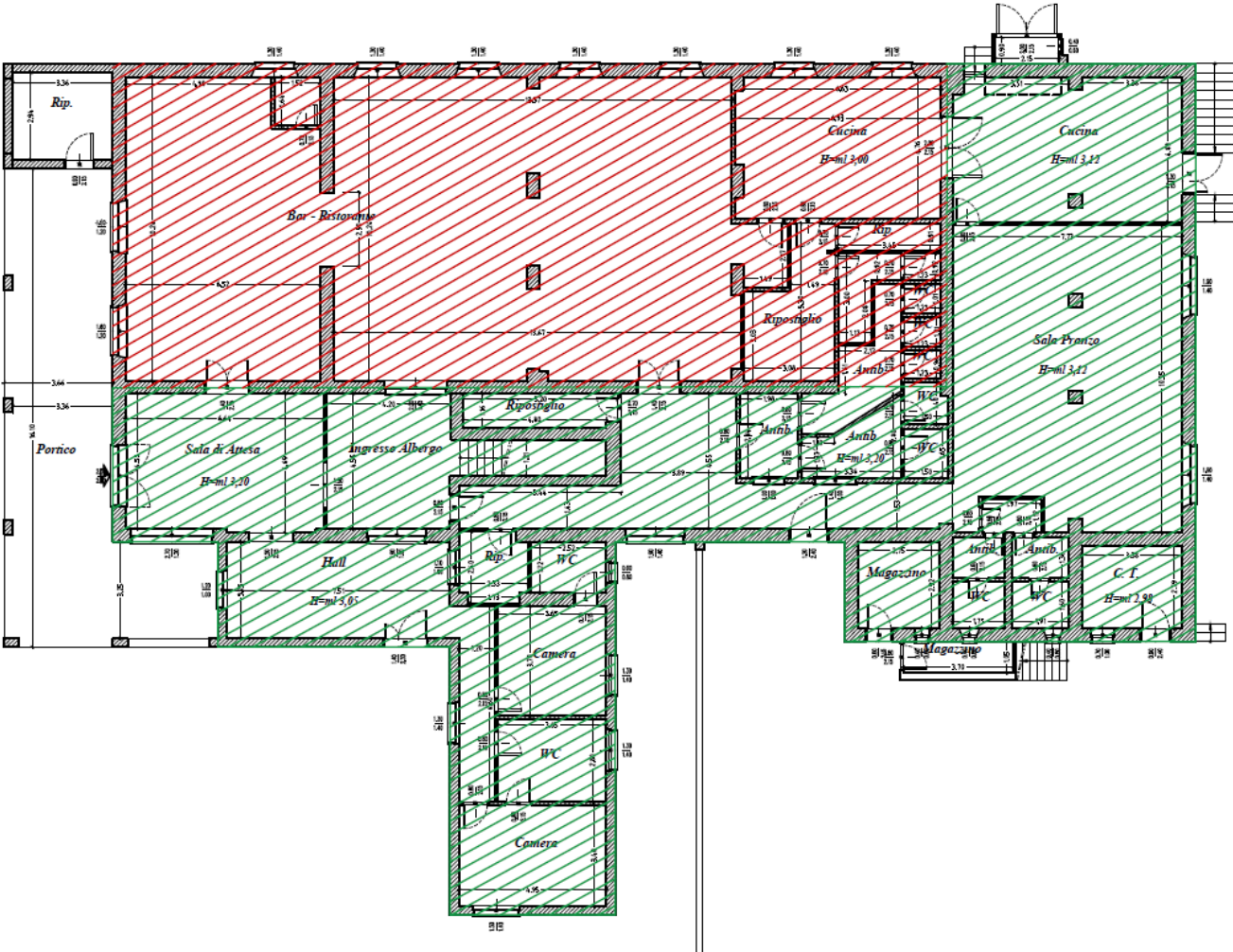
The hotel is currently closed and not operational. It features a total of 34 guest rooms distributed across the first and second floors of the main building, which rises over three floors above ground plus a basement. The entire estate spans approximately 1,790 sqm, including the hotel, ancillary units, and further accessory structures. The ground floor incorporates a welcoming lobby and a bar-restaurant area, while the first and second floors host guest rooms and an apartment unit. The estate also includes twin swimming pools - an adult pool and a children's pool - as well as guest parking and generous outdoor amenity space covering approximately 2,300 sqm. These dimensions underscore the property's medium scale footprint, making it well suited for repositioning within the experiential hospitality segment. With its elevated vantage point, minimal walking distance to the historic town of Pitigliano, main road accessibility and generous outdoor layout, Hotel Corano offers a compelling hospitality location. The combination of countryside serenity and heritage town proximity renders it an appealing option for leisure accommodation, boutique resort redevelopment or destination stay in one of southern Tuscany's less explored yet highly attractive areas.



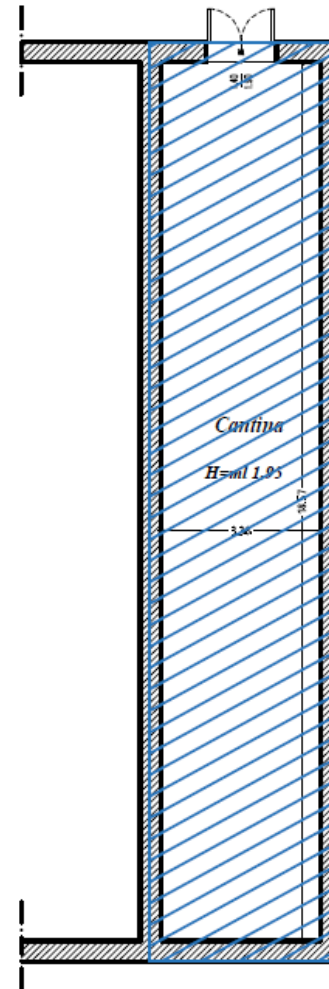
AREA BREAKDOWN

FLOOR	SQM
0	700
1	405
2	290
-1	63
TOTAL	1,458 SQM

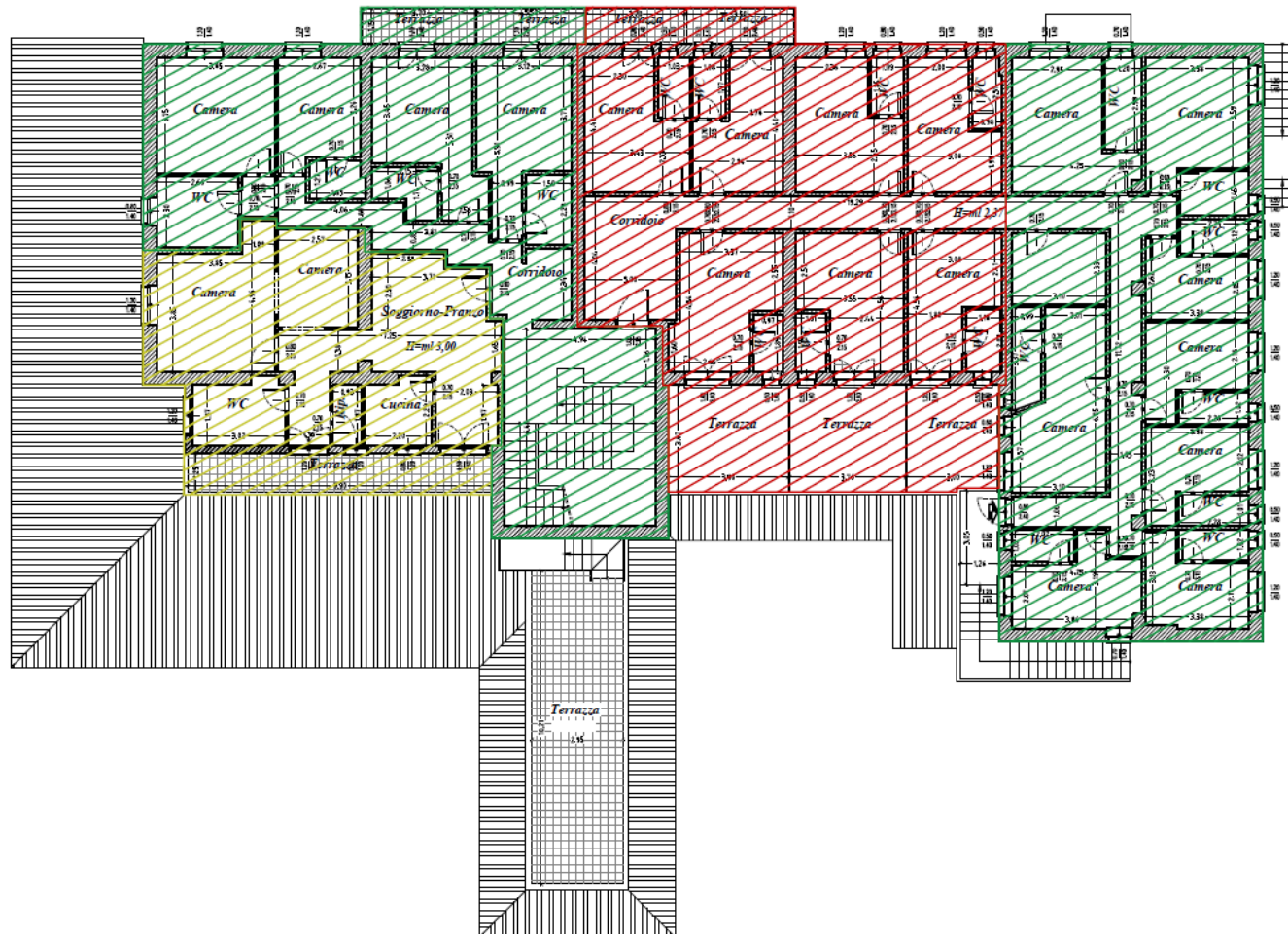
FLOORPLANS | GROUND FLOOR



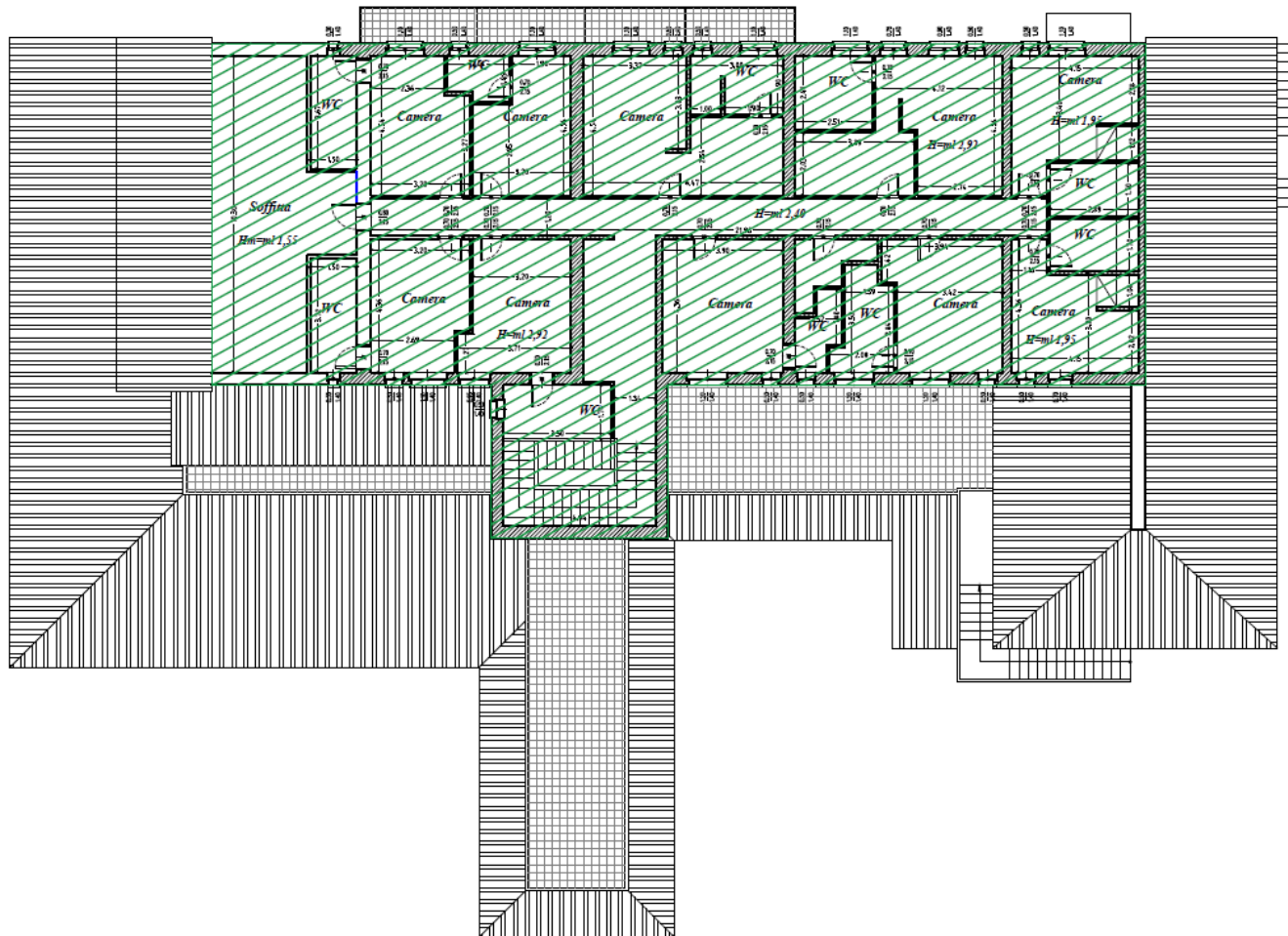
FLOORPLANS | BASEMENT FLOOR



FLOORPLANS | FIRST FLOOR



FLOORPLANS | SECOND FLOOR





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