

Office And Commercial Space For Sale in Melide



361 mq | Bathrooms: 11 | Bedrooms: 0 | Rooms: 14

In **Melide**, just 10 minutes from **Lugano**, we are selling a welcoming and charming property with a **"B & B" Bed & Breakfast business**, located in a strategic position, a few steps from the lake, the town center and 5 minutes from the motorway access. The property of **361 sqm** in total, has a total of **14 rooms (whose 9 bedrooms)**, spread over 4 floors, with comfortable and well-organized spaces, perfect for hosting up to **21 guests**. At the entrance of the property we find a **covered terrace with 5 tables** and in front, another **covered terrace with 8 tables**. **Ground floor:** Entrance, reception, bar, large and characteristic vaulted room for breakfast, kitchen with pantry, corridor with double bathroom, stairs to the upper floors of the bedrooms. **First floor:** 4 bedrooms: 2 doubles (one with balcony), 1 single, 1 quadruple (family), laundry-ironing room; **Second floor:** 4 bedrooms: 2 doubles (one with balcony), 1 triple with balcony, 1 quadruple, closet, emergency exit to the upper road; **Third floor:** 1 triple room, attic. All rooms have a private bathroom, TV, and WIFI reception. Some on the upper floors also enjoy a lake view. The B & B stands out for its familiar and



welcoming atmosphere, thanks also to the presence of the bar, the 2 terraces, and the large breakfast room. **Public parking with special agreements just 2 minutes walk away plus 2 other parking spaces in front of the property.** Currently the license is for a guesthouse with catering only for guests, but a license can also be requested for catering to outsiders. The privileged location in Melide, quiet but close to the main tourist attractions of the area, makes it an ideal destination for those looking for a relaxing holiday but at the same time full of opportunities. This property represents an excellent opportunity for those who want to continue a hospitality business in an enchanting and charming place. **Don't miss the opportunity to become the new owner of this charming B&B in Melide and give your guests an unforgettable stay.**

Property detail

Code: A2453	Contratto: FOR SALE
Type: Office and Commercial Space	Region: Ticino
Province: Distretto di Lugano	Municipality: Melide
ZIP: 6815	Price: 1,250,000 CHF
Total Sqm: 361 sq.m	Bedrooms: 0
Bathrooms: 11	Rooms: 14

Features

Air-Conditioned	Antifire	ADSL Coverage / internet
Phone installation	Baths	

Nearby

Banks	Football Fields	Sport Centers
Tennis Courts	Bike Lanes	



