

Office And Commercial Space For Sale in Lugano



268 mq | Bathrooms: 3 | Bedrooms: 0 | Rooms: 9

In the hamlet of Bogno-Valcolla (municipality of Lugano), on the outskirts of the town, we are selling a well-known **BAR-RESTAURANT-PIZZERIA** with a **4.5-room APARTMENT** on the 1st floor, also used as a **SECONDARY RESIDENCE**. Interesting **MORTGAGE at 1.2% until 2028**. The building was renovated in 1995 and is in fair condition and can also be converted into a **MULTI-FAMILY HOUSE** with an additional flat on the ground floor instead of the restaurant. The restaurant has approx. 40 seats inside and about 20 seats on the outside terrace. In front of and also before and after the restaurant there are numerous public parking spaces. On the **ground floor** (approx. 170 m²) there is the **restaurant** as follows: front terrace and entrance, beautiful bar counter, room with fireplace, men's and women's toilets, **wood-burning oven** for pizza, lounge and further separate room for banquets and/or or meetings with exit to the terrace and back garden, large gas stove located behind the bar. At the back of the bar there is also **1 mini-APARTMENT with one bedroom and a bathroom** with shower-bidet-window-washing machine-dryer. On the **1st floor** (approx. 98 m²) there



is a **4.5-room apartment** comprising: entrance hall, corridor, living room with fireplace and access to the balcony, separate kitchen, dining room, 3 bedrooms with exit to the balcony, bathroom with bathtub-bidet-window. On the **cellar floor** (approx. 98 m²) there is the technical room (oil heating with radiator distribution), gravel cellar, crawl space. Behind the building we find a large square with a shed for wood, housing for gas cylinders for the kitchen, a storeroom (former garage) and a oil tank room (4 x 1,500 litres). Consumption for total heating restaurant and apartment: approx. 4'000 liters oil per year. Aluminum windows with double glazing. Optical fibre.

Property detail

Code: D2337-B

Contratto: FOR SALE

Type: Office and Commercial Space

Region: Ticino

Province: Distretto di Lugano

Municipality: Lugano

ZIP: 6951

Price: 460,000 CHF

Total Sqm: 268 sq.m

Bedrooms: 0

Bathrooms: 3

Rooms: 9

Features

Baths

Electrical installation

Nearby

Kindergarten





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