

## House For Sale in Lugano



**268 mq | Bathrooms: 3 | Bedrooms: 4 | Rooms: 9**

In the hamlet of **Bogno-Valcolla** (municipality of Lugano), on the outskirts of the town, we are selling a well-known building that can be converted into a **MULTY-FAMILY HOUSE**, currently consisting of a former **bar-restaurant-pizzeria** on the ground floor and a **4.5-room APARTMENT on the 1st floor**, also to be used as a **SECONDARY RESIDENCE**. Interesting **mortgage at 1,2 % until 2028**. The building was renovated in 1995 and is in fair condition. 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 m<sup>2</sup>) 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 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 m<sup>2</sup>) 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 m<sup>2</sup>) 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-C

**Contratto:** FOR SALE

**Type:** House, Multifamily House-Villa, Villa

**Region:** Ticino

**Province:** Distretto di Lugano

**Municipality:** Lugano

**ZIP:** 6951

**Price:** 460,000 CHF

**Total Sqm:** 268 sq.m

**Bedrooms:** 4

**Bathrooms:** 3

**Rooms:** 9

## Features

Fireplace

Parquet

Tiles

Bathroom with Bathtub

HOLIDAY RESIDENCE

Car forecourt

Bidet

Bathroom with Shower

MAIN RESIDENCE

Storage-Utility room

## Nearby

Kindergarten

Bar / Restaurants





