

Office And Commercial Space For Sale in Croglio



600 mq | Bathrooms: 4 | Bedrooms: 0 | Rooms: 18

In the charming **Malcantone**, municipality of **Tresa-Croglio**, hamlet of **Purasca**, approx. **30 minutes by car (or by tram Ponte Tresa-Lugano) from Lugano** and a few km from both Lake Ceresio, Lake Maggiore and nearby Italy, in a sunny, quiet and green position, we are selling an interesting property with large **Land of a total of 11,244 m²** (3 plots) and a **large rustic building to be completely renovated of approx. 600 m² and approx. 18 rooms on 3 floors** (see plans and further photos on request). It is a **former Restaurant/Bar (grotto) with accommodation, ideal both as a commercial and/or residential property, such as an agritourism or other**. Separately there is also a **storage room on 2 floors of approx. 120 m²**. The land owned (total 11,244 m²) is divided into 3 parcels as follows: The first parcel where the main rustic building stands has a surface area of 2,723 m², of which **900 m² are buildable** and 1,823 m² are non-buildable (lawn); the second parcel, bordering the first, has a non-buildable surface area of 4,379 m² (lawn) and includes the storage room on 2 floors; while the third parcel is a separate wood of 2,319 m² non-



buildable land. **An interesting and spacious property surrounded by greenery but easily accessible from the main road, ideal both as a commercial and residential premises!**

Property detail

Code: D2516	Contratto: FOR SALE
Type: Office and Commercial Space	Region: Ticino
Province: Distretto di Lugano	Municipality: Croglio
ZIP: 6989	Price: 725,000 CHF
Total Sqm: 600 sq.m	Bedrooms: 0
Bathrooms: 4	Rooms: 18

Features

Baths	Outdoor parking place
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Nearby

Banks	Kindergarten
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