

## Commercial room for sale in Como

**€ 2.500.000**

**Ref. L654**



**1.225 sq.m. | : 12 | : 30**

In the immediate vicinity of the COMO real estate compendium intended for commercial and residential use of approximately 1,225 m2 consisting of a restaurant and four apartments immersed in an excellently planted park of approximately 11,000 m2. The properties are located in a location of great tranquility and privacy.

### RESTAURANT (operating)

Arranged on two levels, one of which is a mezzanine floor used as a restaurant, kitchens, toilets, office, warehouse and technical rooms with adjoining terrace, veranda, garden and the other basement floor used as a cellar, warehouses, laundry and boiler room. The restaurant with a refined and elegant style has a prestigious and historical tradition of 127 years and attracts customers from Switzerland, Milan and Como. Convenient parking areas. Approximately 160 indoor and outdoor seats. Included in the application: goodwill, business licence, equipment and most of the furnishings.

### RESIDENTIAL BUILDING

Located in two partially furnished apartments on the first floor and attic with two attached garages, one single and the other triple.

- First floor composition: entrance, living room, eat-in kitchen, two bedrooms, wardrobe, two bathrooms, utility room, boiler room and terrace.

- Attic floor composition: entrance, living room, eat-in kitchen, two bedrooms, two bathrooms, boiler room and terrace.

- Basement floor composition: two large garages, ancillary rooms and three cellars.

#### SECONDARY BODY

Located in two partially furnished apartments located on the first mezzanine and first.

- Mezzanine floor composition: entrance hall, three bedrooms, hallway and two bangi.

- First floor composition: entrance, living/dining room, kitchen, two bedrooms, bathroom, hallway and terrace.

This very charming property is suitable for ceremonies, parties and anniversaries with great development potential to create a Relais & Châteaux or a B&B with suite.

### Certification

: G : 328.25 kwh/□

### Property details

: Piazza del Duomo : 22100

: 12 : 30

**Covered sq.m.:** 1.225 sq.m.







