

## **Commercial Property for Sale to Bossolasco**



## 377 sqm | Bathrooms: 3 | Rooms: 8

Bossolasco, a few kilometers from Dogliani and Alba, a historic town located in the upper Langa, renowned for the rose festival and many other events related to art, music, catering and wine, is experiencing a period of development due to the recovery of buildings dedicated to hospitality, with an ever increasing influx of residents and vacationers. In a strategic central position, we offer for sale the walls of a commercial space of approx. 380 m2, currently used successfully for catering.

The property, arranged over three levels, is made up on the ground floor of three refreshment rooms, a bathroom, two closets, a technical room and a bar counter with access to the outdoor area.

An elegant spiral staircase leads to the first floor consisting of two dining rooms with two adjoining terraces and a covered portico. Finally, an internal staircase leads to the basement consisting of a kitchen, a washing area, a bathroom, a pantry and a warehouse. The real estate unit is currently occupied with a six plus six lease contract with the first expiry in 2023.

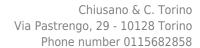
Cadastral updates possibly in progress. Therefore, all the above data do not constitute elements or contractual conditions.

## **Certifications**

Energy Class: EPi: 34.09 kwh/m<sup>2</sup>

## **Property details**

Ref.: 10232 Reason: Sale





Type: Commercial Property		Region: Piemonte	
Province: Cuneo		Municipality: Bossolasco	••••
<b>Price</b> : € 390.000		Total sq.m.: 377 sqm	••••
Bathrooms: 3		Rooms: 8	
Exterior sqm: 30 sqm			
Features			
Cooler	Air-Conditioned		
Nearby			
Cafe			







