



### HOTEL RESTAURANT TO BE REFURBISHED, ID 503



<b>Price :</b>	1 000 000 €	<b>Property condition:</b>	In need of renovation
<b>ID:</b>	503	<b>Distance to airport:</b>	123 km
<b>Section:</b>	Sale	<b>To Como:</b>	78.0 km
<b>Property type:</b>	Commercial	<b>To Lugano (Switzerland):</b>	58.0 km
<b>Location:</b>	Not only Lake Como	<b>To Milan:</b>	102.0 km
<b>Bedrooms:</b>	5+	<b>To Milan Malpensa airport:</b>	123.0 km
<b>Area:</b>	1950 m²	<b>To Saint Moritz:</b>	64.0 km

### Property features:

- ✓ Balcony
- ✓ Garden
- ✓ View on the lake

### Description:

Unique opportunity for investors: hotel-restaurant with great potential between Lake Como and Switzerland! If you are looking for a real estate investment with great potential, this is the opportunity for you! A charming hotel-restaurant located in a strategic position, a few steps from Lake Como and on the road to Saint Moritz (Switzerland), is ready to be transformed into a pearl of the area.

#### Main features:

Surface area: 1,950 square meters on multiple levels, with 5000 square meters of land directly on the lake.

Large parking lot and private dock: convenience and accessibility guaranteed.

Privileged location: convenient access from the main road, ideal for attracting Italian and international customers.

#### Property structure:

Basement: warehouses, cellar, cold rooms, wardrobe, boiler rooms, changing rooms and a large restaurant room.

Ground floor: 2 restaurant rooms, veranda with lake view, bar, reception, professional kitchen and cold rooms.

First floor: 13 en-suite bedrooms and a large panoramic terrace.

Second floor: 5 staff bedrooms and storage rooms.

#### Potential:

Expansion: possibility of increasing the hotel business up to 30 rooms.

Events: ideal structure for ceremonies, weddings and exclusive events.



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Garden directly on the lake: a unique space to host clients in an enchanting atmosphere.

Facilities: lift and freight elevator for efficient management.

Why invest here?

Great charm: a structure with history and character, ready for a major renovation that enhances its potential.

Unique location: between Lake Como and Switzerland, a top-level tourist area.

Business opportunity: ideal for those who want to create a prestigious hotel or restaurant business.

Are you an investor looking for an ambitious and profitable project?

Don't miss this opportunity! Contact us today for more information or to arrange a viewing.

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Best Como Immobiliare - Your trusted real estate partner on Lake Como.

Turn a dream into reality: invest in a successful future!

The information and data provided here are purely indicative and have no contractual value.



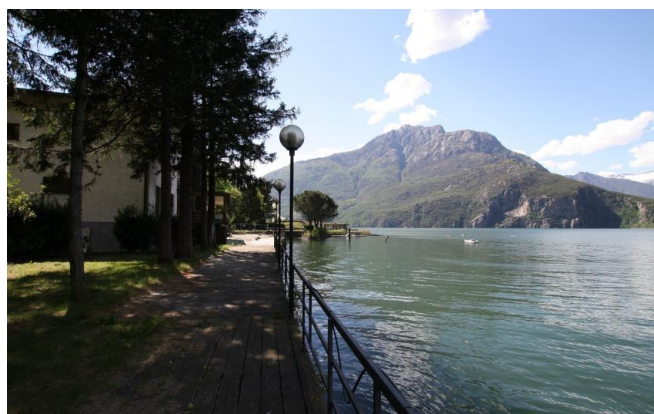
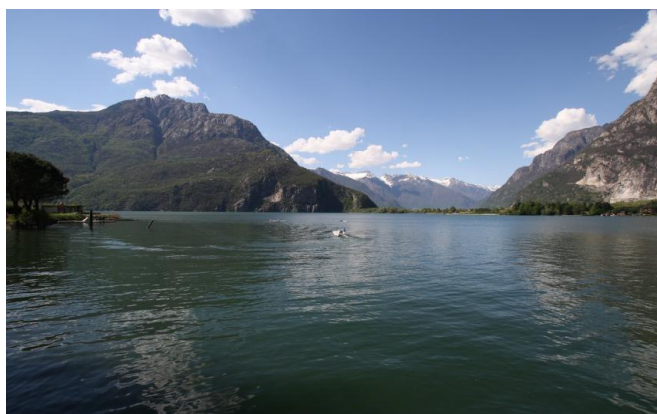
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**Images:**

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## Floor plan:

