



COLDWELL BANKER

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Corso Vittorio Emanuele II N°52/A - 10123 Torino (TO)
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Commercial Property for sale in Avigliana

€ 1.150.000

Ref. CBI098-1599-439



1.100 sq.m. | Bathrooms: 7 | Rooms: 20

For sale in Avigliana, in a quiet area, we offer a large commercial space located on the shores of Lago Grande. Built in the 70s, the property needs a complete renovation and is made up as follows.

The ground floor, measuring approximately 425 m², was previously used as a disco and is accessible via a porticoed entrance. Inside, we find a cloakroom, a spacious ballroom, a corner bar and toilets. A large internal staircase connects the ground floor to the first floor, which extends for approximately 330 m² and offers the same services as the lower floor, including an additional ballroom, a corner bar and toilets. A large outdoor terrace overlooking the lake is the ideal place to relax and enjoy the view.

The second floor, measuring around 183 m², houses a restaurant with kitchens and toilets. Also in this case, there is a large terrace facing the lake, which adds a touch of charm to the place. The third floor, measuring approximately 88 m², houses a hotel with entrance hall, common corridor, 4 bedrooms and 1 toilet. This floor is connected internally to the fourth attic floor, measuring approximately 85 m², which offers a further 4 bedrooms and a bathroom. Both floors have a terrace facing the lake, which allows guests to enjoy a breathtaking view.

The solution also includes a garage on the street level and a large green area of about 2,000 square meters used for parking. The area

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is fenced and has a double driveway access. There is also an Executive Plan agreement which provides for an increase in volume equal to 30% of the existing volume. The property offers ample possibilities for customization and adaptation and presents itself as a unique opportunity to start a new business.

The information in our announcements including the floor plan does not constitute a contractual element.

Certification

Energy Class: G

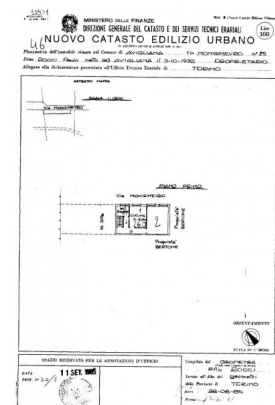
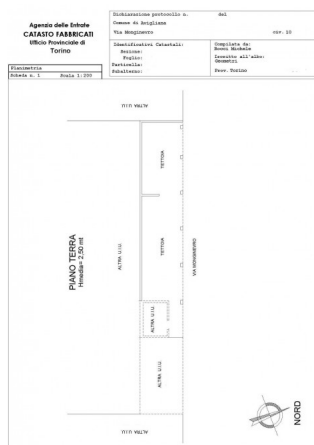
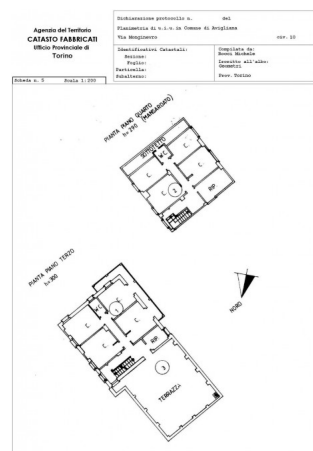
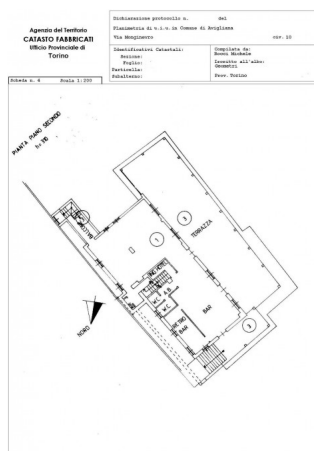
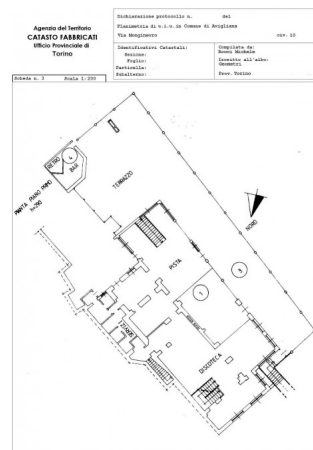
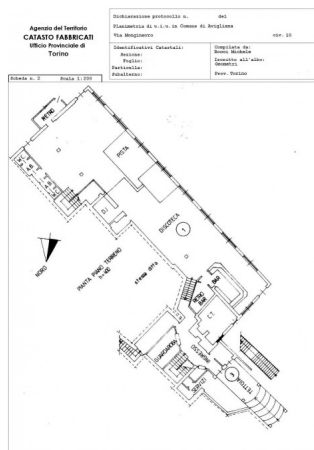
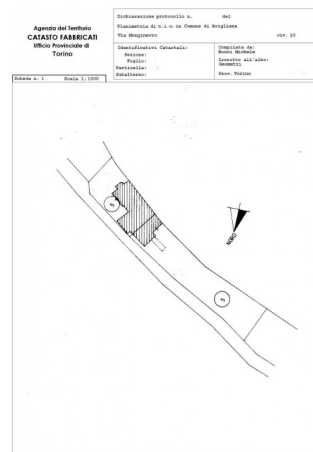
Features

Property ID: CBI098-1599-439	Contract: Sale
Categoria: Commercial Property	Address: Via Monginevro, 10
Zip Code: 10051	Municipality: Avigliana
Total sqm: 1.100 sq.m.	Bathrooms: 7
Rooms: 20	Internal condition: To be renovated
Uncovered sq.m.: 2.026 sq.m.	Independent heating: Heating









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