

Vernate – Lombardia

## Restaurant business for sale

Property ID: IT23294794



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PURCHASE PRICE: 200.000 EUR • LIVING SPACE: ca. 250 m<sup>2</sup> • LAND AREA: 1.500 m<sup>2</sup>

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## At a glance

|                 |            |
|-----------------|------------|
| Property ID     | IT23294794 |
| Living Space    | ca. 250 m² |
| Available from  | 04.06.2025 |
| Bathrooms       | 2          |
| Type of parking | 30 x Other |

|                |                       |
|----------------|-----------------------|
| Purchase Price | 200.000 EUR           |
| Commission     | Subject to commission |
| Total Space    | ca. 280 m²            |
| Usable Space   | ca. 280 m²            |

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## Energy Data

|                                |            |
|--------------------------------|------------|
| Energy Source                  | Gas        |
| Energy certificate valid until | 24.08.2032 |
| Power Source                   | Gas        |

|                                                      |                           |
|------------------------------------------------------|---------------------------|
| Energy Certificate                                   | Energy demand certificate |
| Final Energy Demand                                  | 915.80 kWh/m²a            |
| Energy efficiency class                              | A+                        |
| Year of construction according to energy certificate | 1920                      |

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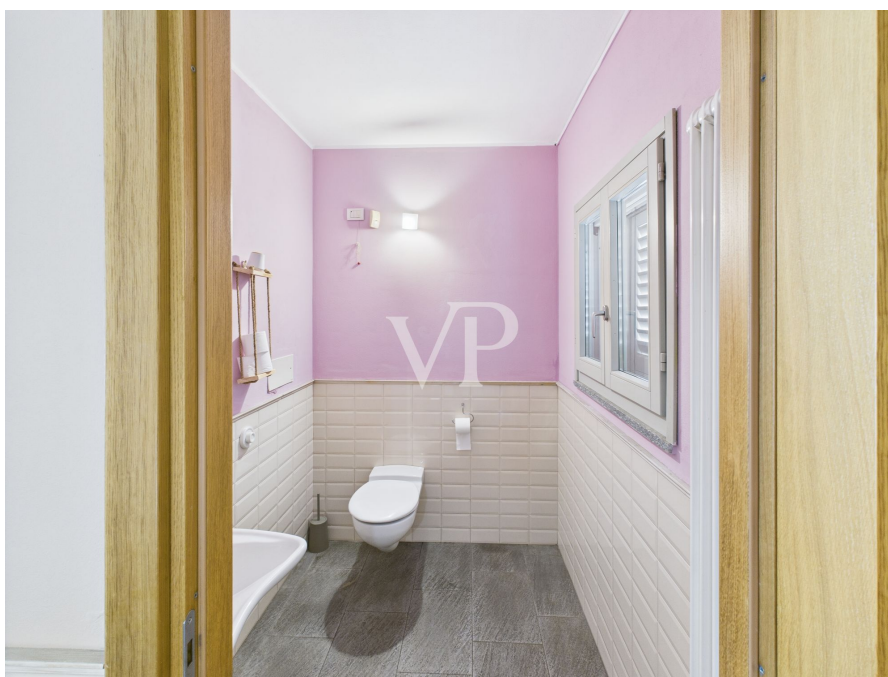
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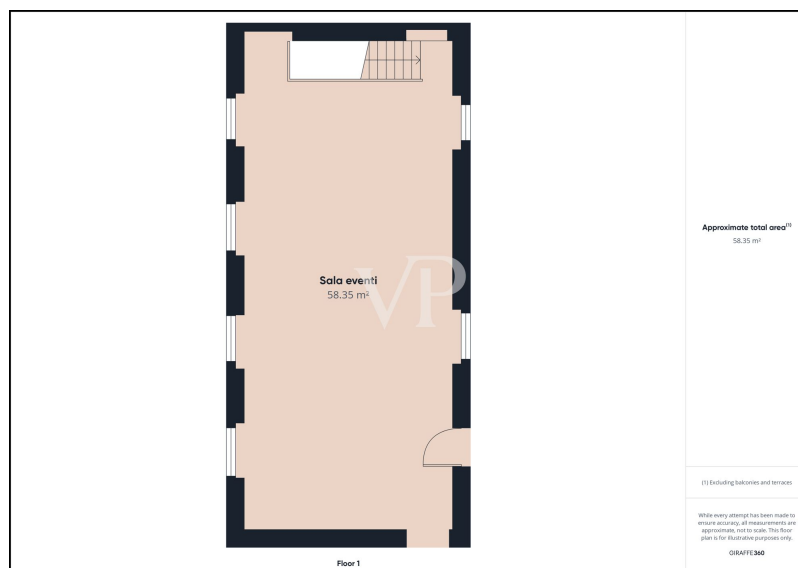
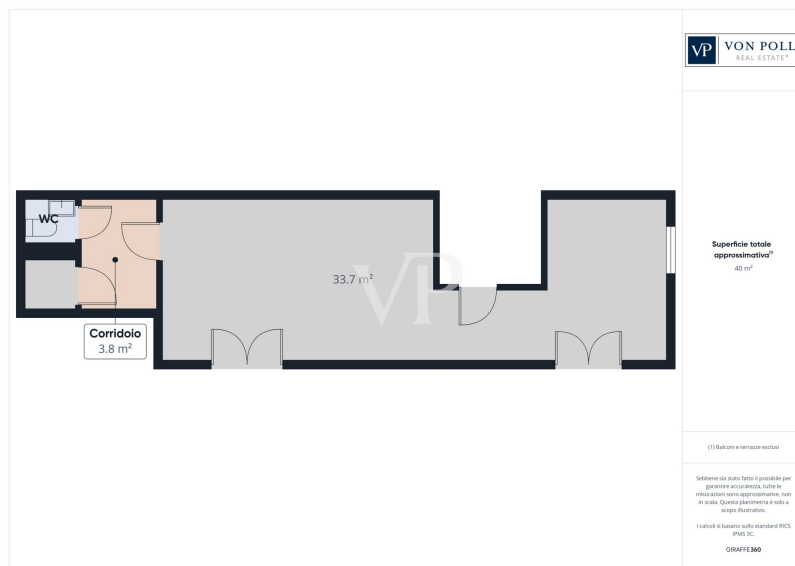
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## Floor plans





This floor plan is not to scale. The documents were given to us by the client. For this reason,  
we cannot guarantee the accuracy of the information.

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## A first impression

For sale in the southwest area of the Milanese countryside on the border with the province of Pavia, restaurant business located in front of the state highway 33 Binasco-Vernate. The activity takes place on two levels and consists on the ground floor, of an entrance hall with reception and bar counter, two rooms equipped with tables in addition to an air-conditioned winter garden for a total of about 80 seats, as well as rooms used for various services, such as warehouse, kitchen and rooms with cold rooms. A staircase leads to the second floor, where we find a large hall in addition to services, perfect for organizing events, aperitifs/corporate dinners and receptions. The facility consists of a large appurtenant courtyard for parking the cars of its clientele. The rent is very attractive for the size of the property unit, which was renovated about 6 months ago, and is in perfect state of preservation, with exposed wooden beams.

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## Details of amenities

Fully equipped kitchen  
Reception hall  
Piano for music  
Food passerby  
Courtyard for several parking spaces

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## All about the location

Imagine a cozy tavern located along the main street of Vernate, a town characterized by a quiet atmosphere and picturesque scenery. The restaurant faces the street, with a large storefront that allows passersby a glimpse inside. The facade is adorned with colorful flowers and soft lighting, creating a cozy atmosphere. Once inside, guests are greeted by a warm and familiar atmosphere. The walls are decorated with local artwork reflecting the culture and history of the area. The inviting aroma of the cuisine envelops the room, creating a multi-sensory experience. The menu offers a selection of dishes that celebrate local cuisine, with fresh, seasonal ingredients. Tables are comfortably arranged, allowing guests to enjoy dining in a relaxed atmosphere. The staff is friendly and attentive, ready to recommend delicious dishes and ensure a memorable dining experience. Located along the busy thoroughfare, this restaurant is an ideal place for those who want to take a break while traveling or for those who want to experience local cuisine in a cozy and charming setting.

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## Other information

Currently, the business has produced an annual gross turnover of €400,000.00. Average turnover is around 30/35,000.00 monthly. Two days a week closed or open only half a day.

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## Contact partner

For further information, please contact your contact person:

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