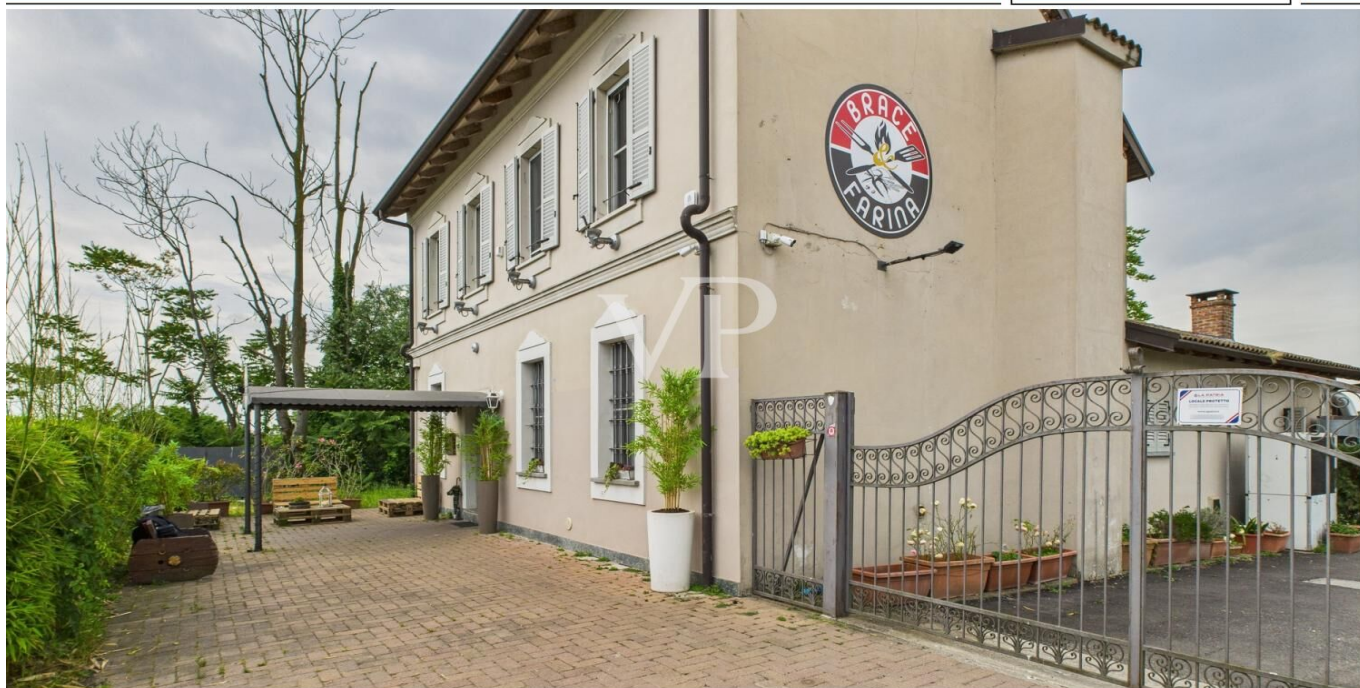


Vernate – Lombardia

## Commercial premises on two levels with garden and parking space

Property ID: IT252942510



[www.von-poll.it](http://www.von-poll.it)

**PURCHASE PRICE: 600.000 EUR • LIVING SPACE: ca. 250 m<sup>2</sup> • LAND AREA: 1.500 m<sup>2</sup>**

Property ID: IT252942510 - 20080 Vernate – Lombardiei

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Contact partner

Property ID: IT252942510 - 20080 Vernate – Lombardiei

## At a glance

Property ID	IT252942510
Living Space	ca. 250 m <sup>2</sup>
Available from	31.10.2025
Bathrooms	4
Year of construction	1920
Type of parking	20 x Other

Purchase Price	600.000 EUR
Commission	Subject to commission
Total Space	ca. 1.500 m <sup>2</sup>
Usable Space	ca. 280 m <sup>2</sup>

Property ID: IT252942510 - 20080 Vernate – Lombardia

## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	915.80 kWh/m²a
Energy certificate valid until	24.08.2032	Energy efficiency class	A+
Power Source	Gas	Year of construction according to energy certificate	1920



Property ID: IT252942510 - 20080 Vernate – Lombardiei

## The property





Property ID: IT252942510 - 20080 Vernate – Lombardiei

## The property





Property ID: IT252942510 - 20080 Vernate – Lombardia

## The property



Property ID: IT252942510 - 20080 Vernate – Lombardia

## The property





Property ID: IT252942510 - 20080 Vernate – Lombardia

## The property



Property ID: IT252942510 - 20080 Vernate – Lombardiei

## The property





Property ID: IT252942510 - 20080 Vernate – Lombardiei

## The property



Property ID: IT252942510 - 20080 Vernate – Lombardiei

## The property





Property ID: IT252942510 - 20080 Vernate – Lombardia

## The property





Property ID: IT252942510 - 20080 Vernate – Lombardia

## The property



Property ID: IT252942510 - 20080 Vernate – Lombardia

## The property





Property ID: IT252942510 - 20080 Vernate – Lombardiei

## The property



Property ID: IT252942510 - 20080 Vernate – Lombardiei

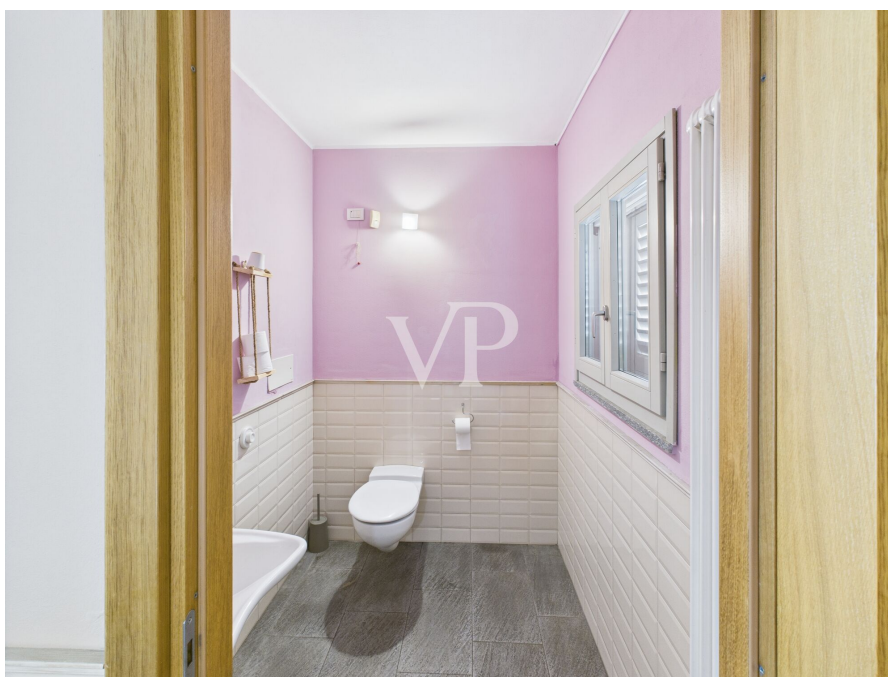
## The property





Property ID: IT252942510 - 20080 Vernate – Lombardiei

## The property



Property ID: IT252942510 - 20080 Vernate – Lombardia

## The property



# Floor plans







Property ID: IT252942510 - 20080 Vernate – Lombardiei

## A first impression

In the green countryside of Milan, on the border with the province of Pavia, we offer for sale an interesting commercial complex recently renovated, consisting of two independent real estate units and a large private parking area of about 1,500 square meters, accessible by electric gate.

The main property is on two levels and is currently leased to an established restaurant business, with a stable lease and an attractive yield. On the ground floor are the entrance hall with reception and bar counter, two elegantly finished rooms, a bathroom for people with disabilities and a heated and air-conditioned outdoor dehors. In the same area are the professional kitchen and service rooms with cold rooms. A staircase leads to the second floor, where there is a large hall with exposed wooden beams, an extremely versatile environment suitable for corporate dinners, aperitifs, private events and family celebrations.

The basement floor is used for storage and technical rooms.

To the rear of the main building is a second building unit, now used for storage, equipped with cold rooms, two bathrooms and changing rooms for staff. The entire structure is in perfect state of preservation, having been fully renovated about six months ago with quality materials and attention to architectural details.

The complex presents itself as a solid and valuable investment, with a rent of € 1,800.00 monthly for the first two years and € 2,000.00 monthly from the third year, plus ISTAT adjustments by law. The property combines elegance and functionality, representing a unique opportunity for those wishing to purchase a valuable commercial property, already with income, in a strategic location just minutes from Milan and Pavia.

Property ID: IT252942510 - 20080 Vernate – Lombardia

## Details of amenities

- Fully equipped kitchen
- Reception hall
- Piano for music
- Passageway
- Courtyard for several parking spaces
- Air-conditioned veranda

**Property ID: IT252942510 - 20080 Vernate – Lombardiei**

## All about the location

Imagine a cozy tavern located along the main street of Vernate, facing State Highway 33 Binasco-Vernate, a location 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.

Property ID: IT252942510 - 20080 Vernate – Lombardiei

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

---

Corso Italia 1, 20122 Milano

Tel.: +39 02 6206 9360

E-Mail: [milano@von-poll.com](mailto:milano@von-poll.com)

*To the Disclaimer of von Poll Immobilien GmbH*

---

[www.von-poll.com](http://www.von-poll.com)