Volpes Case srl
via Brenta 2/a - 00100 Roma
Phone number 0632111255

Business for sale in Bracciano in area
€ 125.000
Ref. V45-5699

172 sq.m. | Rooms: 4 | Bathrooms: 2

In the historic center of Bracciano, Volpes Case offers for sale a renowned and well-established pizzeria and restaurant, well-known and appreciated by local customers, Romans, and foreigners visiting this historic town with its lake and the Odescalchi Princes' Castle. The restaurant and pizzeria, with two entrances, can comfortably accommodate up to 90 people in its three welcoming, modernly furnished rooms, complete with piped music, wooden ceilings, and contemporary canvas paintings. The current management offers its customers healthy cuisine daily, focusing on the quality of the ingredients, using freshly prepared produce to ensure a variety of choices and flavors. Customized gluten-free menus are also available. The restaurant and pizzeria, which is leased under a 6+6-year lease, has been completely renovated with regulatory certifications and air conditioning. The business is available for sale on a turnkey basis, with a license, complete management of furnishings, fittings, and dining room and kitchen equipment for the catering industry. Key features: Renovated and modernly furnished space with ample interior space, featuring a wheelchair-accessible restroom. A bar serving branded beers and mineral water on tap. A coffee machine is available for free. Strategically located on a busy road with numerous shops, offices, the post office, and the Bracciano train station. A growing customer base, thanks to excellent management and quality service. The restaurant is open daily, except Mondays (the weekly day of rest), with a significant volume of reservations and daily traffic, especially on weekends. Ample parking is available in the small square in front of the restaurant/pizzeria, where there is also a second entrance leading to the larger main room, suitable for banquets and events. Electrical system, certified by the relevant regulations, and Wi-Fi are provided. Professional kitchen furnished and equipped with six burners, two 10-liter fryers, and a fully equipped kitchen with a refrigerator. and one for gluten-free, double pizza oven, dishwasher, three refrigerators, one for gluten-free foods, double freezer, two beverage refrigerators, bread and pizza mixer with flour container, slicer, multi-purpose planetary mixer, blast chiller. Storage room for drinks and food, changing room and employee bathroom with anteroom. Excellent annual yield. For information, contact Volpes Case,

Via Brenta 2/a, Rome, Tel. 06 32111255, segreteria@volpescase.it. Volpes Case, directly and through its selected partners and professionals, offers comprehensive services for all real estate needs: brokerage, property management, technical, legal, and planning assistance, financial consulting, and renovations. Professionalism and experience for customized solutions.

Certification

Energetic class: G

Property details

Post code: 62	**Bathrooms**: 2
Rooms: 4	**Property state**: Excellent
Number of showcases: 4	**Autonomous heating**: Autonomous

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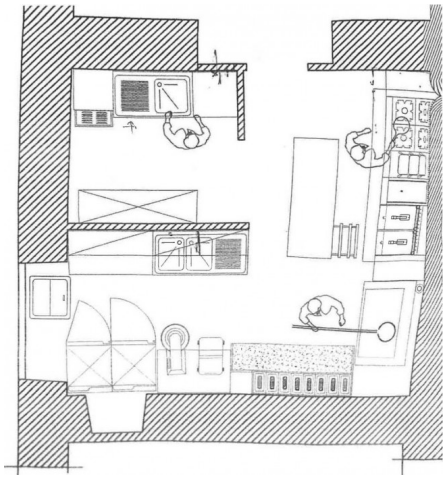
VAT 11776181007



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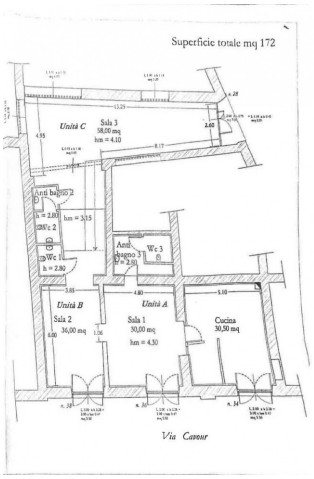

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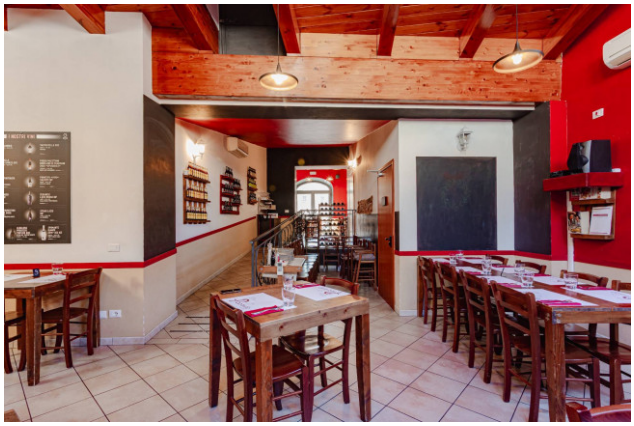

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