



ROMOLINI
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CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 2297 – **BOUTIQUE HOTEL BRIANZA**

23-KEY BOUTIQUE HOTEL WITH WELLNESS CENTER FOR SALE JUST 30 MINUTES FROM MILAN

Lecco – Lecco – Lombardy

VIEW ON OUR WEBSITE



Interiors
3,500 sqm

Bedrooms
23

Bathrooms
27

Services

Wellness center, restaurant, pastry shop, yoga/meditation room

This 26-key boutique hotel is located along the banks of the Adda River, in the heart of a small Lombard town located on the crossroads between Como, Bergamo and Milan. Dating back to the 18th century, the historic building has been fully renovated in recent years and now houses an elegant hotel with a wellness center, restaurant, and yoga/meditation room totaling about 3,500 square meters. A 1,252-sqm private parking area is available nearby for guests.

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SUMMARY OF THE PROPERTY

REFERENCE #: 2297 – BOUTIQUE HOTEL BRIANZA

TYPE: boutique hotel with wellness center

CONDITIONS: restored

LOCATION: historical center, not far from the Adda river

ACCESS: excellent

INTERIORS: 3,500 square meters (37,660 square feet)

TOTAL ROOMS: 35

BEDROOMS: 23

PAX: 46

BATHROOMS: 27

GUEST SERVICES: wellness center, restaurant, yoga/meditation room, pastry shop, private parking area

MAIN FEATURES: stone walls, paved courtyard, wooden beams, stone columns, original wooden flooring, bright rooms, wellness center, restaurant, professional kitchen, meditation/yoga hall, gravel parking lot, convenient location

EXTERIORS: 1,252 square meters (0.3 acres)

GARDEN: yes, well maintained

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: under the floor

CLOSEST CITIES AND TOWNS

Basic services (500m; 1'), closest town (2km; 5'), Lecco (18km; 25'), Bergamo (29km; 40'), Como (36km; 55'), Milan (44km; 1h 10'), Iseo (63km; 1h 10'), Lugano (72km; 1h 35'), Lodi (73km; 1h 5'), Brescia (76km; 1h 10'), Novara (85km; 1h 20'), Pavia (92km; 1h 20'), Desenzano del Garda (102km; 1h 20'), Piacenza (103km; 1h 20'), Locarno (111km; 2h 10'), Cremona (126km; 1h 35'), Verona (140km; 1h 50'), Alessandria (140km; 1h 50'), Mantua (166km; 2h), Turin (177km; 2h 20')

CLOSEST AIRPORTS

Bergamo Orio al Serio (29km; 30'), Milano Linate (41km; 40'), Milano Malpensa (83km; 1h 10'), Verona V. Catullo (132km; 1h 35'), Torino S. Pertini (179km; 2h), Genova C. Colombo (201km; 2h 25'), Venezia M. Polo (256km; 2h 45')

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BOUTIQUE HOTEL BRIANZA

This **26-key boutique hotel** is located along the banks of the **Adda River**, in the heart of a small Lombard town located on the crossroads between **Como**, **Bergamo** and **Milan**. Dating back to the 18th century, the historic building has been fully renovated in recent years and now houses an elegant hotel with a **wellness center**, **restaurant**, and **yoga/meditation room** totaling about 3,500 square meters. A 1,252-sqm **private parking area** is available nearby for guests.

The town offers all basic services (bar, restaurant, small grocery store), while for pharmacies, supermarkets, banks and post offices one only needs to reach the town nearby (2 km). Important centers such as Lecco, Bergamo, Como or Milan can still be reached in less than an hour by car. Heading north one can reach **Lake Como** in about fifteen minutes.

DESCRIPTION OF THE BUILDINGS

The **hotel** (3,500 sqm – 37,660 sqft, 23 bedrooms and 27 bathrooms) is shaped like a horseshoe and wraps around a characteristic paved courtyard, which is also very suitable as a venue for events. On the ground floor of the facility is an elegant restaurant, consisting of two rooms with original wooden floors, a professional kitchen, a pastry store, guest reception, and nine bedrooms with private bathrooms. Several staircases strategically placed around the building lead to the upper floor, consisting of fourteen more bedrooms, all with en-suite bathrooms. On the same level, using the external staircase in the central building, one reaches a large hall with a truss roof that is currently used as a yoga and/or meditation room, but could easily be converted into a gym and/or event hall.

Descending underground is a large **wellness center** (nearly 500 sqm – 5,380 sqft) made up of pools, saunas, Turkish baths, hydrotherapeutic showers, a relaxation area and nine massage cabins. A secondary staircase then leads back out to the courtyard, which is now used as a sunbathing area on summer days and is equipped with a convenient outdoor shower.

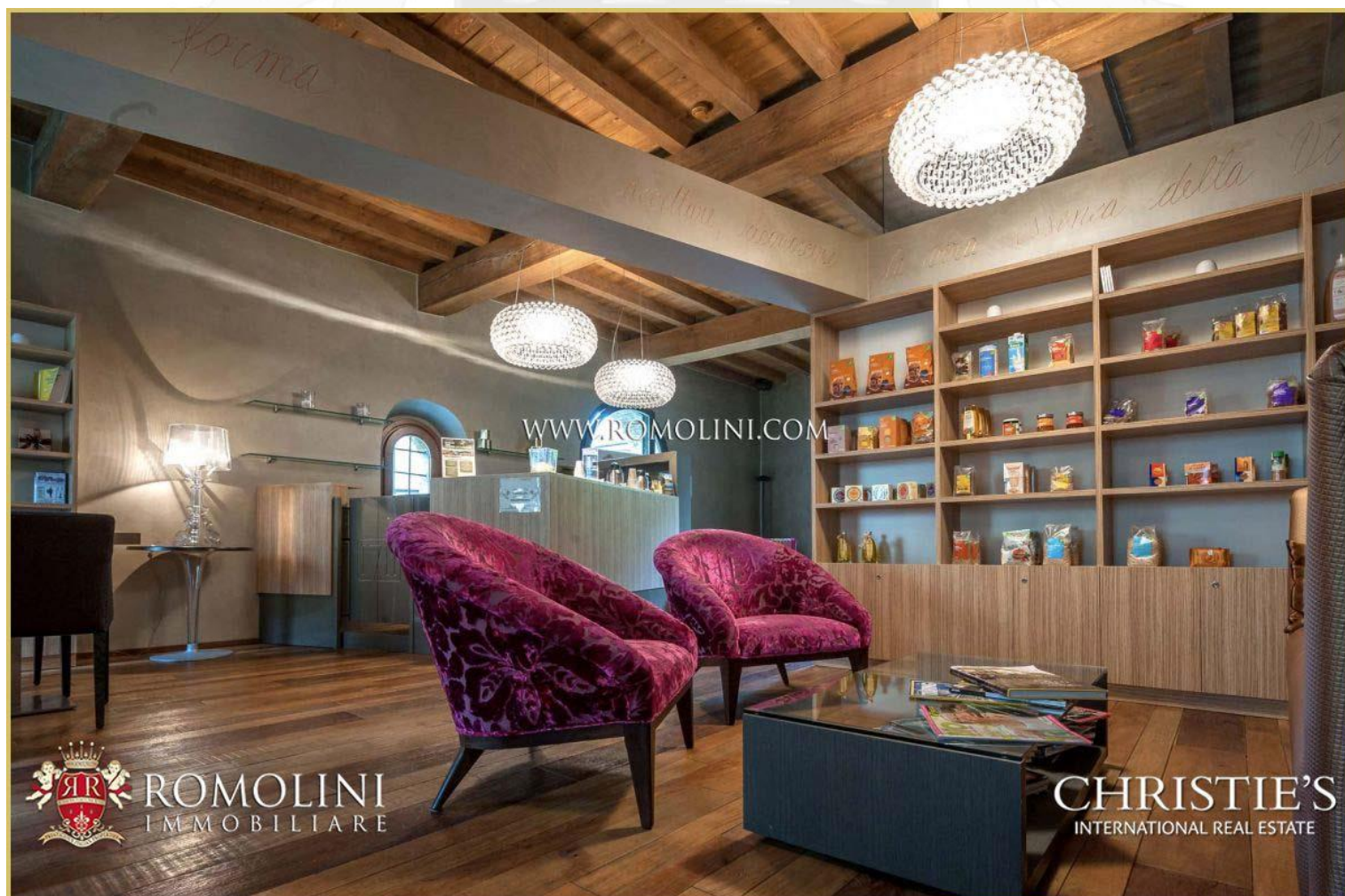
The building dates back to the 18th century and was originally owned by the noble **Strigelli** family. Renovations, which lasted about five years, made it possible to preserve the building in its original form while also adding all the comforts one would expect from a modern hotel. On the inside, the ancient, typically Lombard style blends perfectly with more modern, clean and elegant lines with large rooms and bright lounges, a state-of-the-art wellness center and historical elements cleverly integrated into the context.

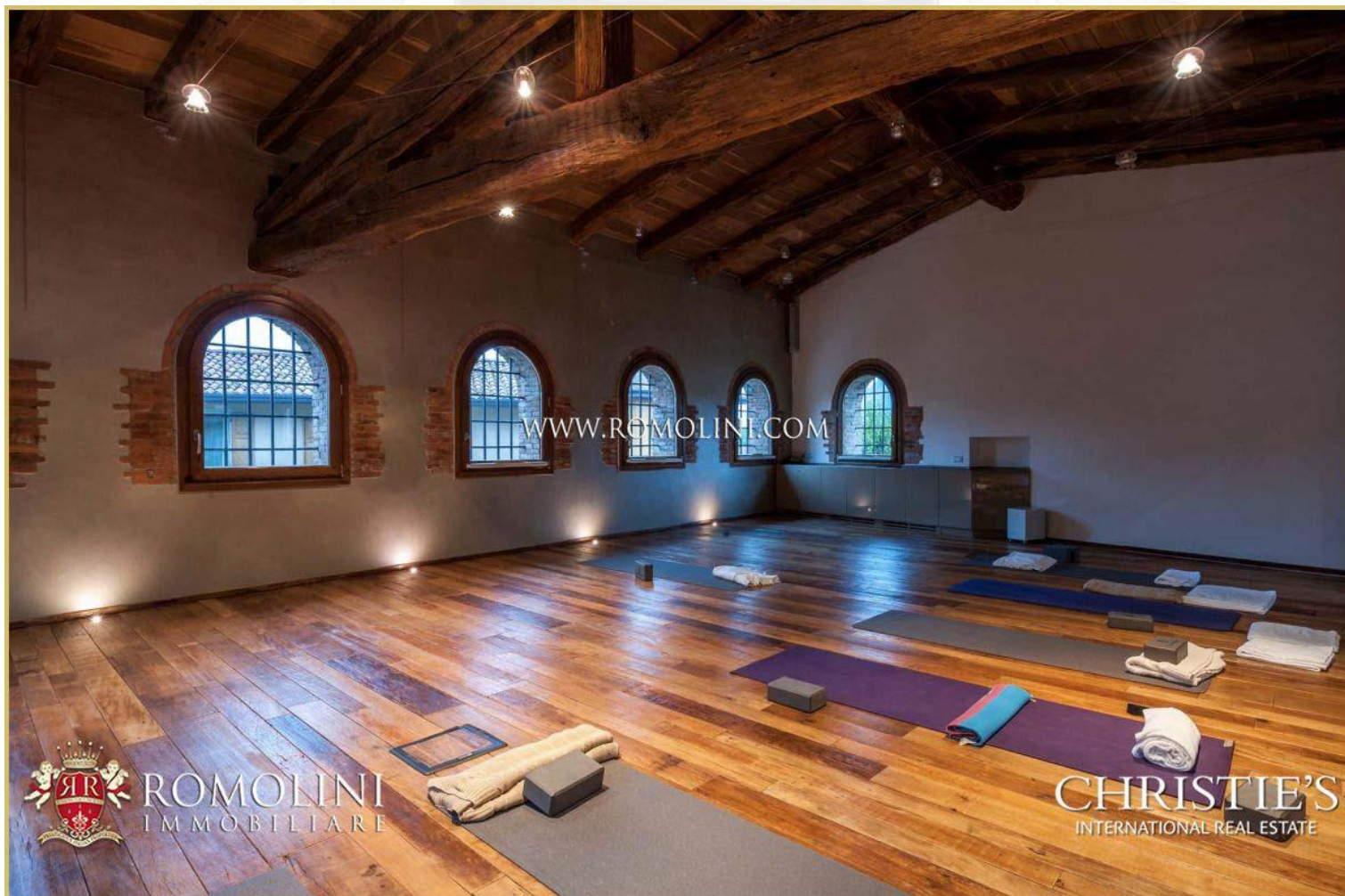
A short distance from the hotel, in a very convenient location and easily accessible from the main road, there is a **1,252-sqm gravel parking area** where guests can leave their cars safely during their stay.

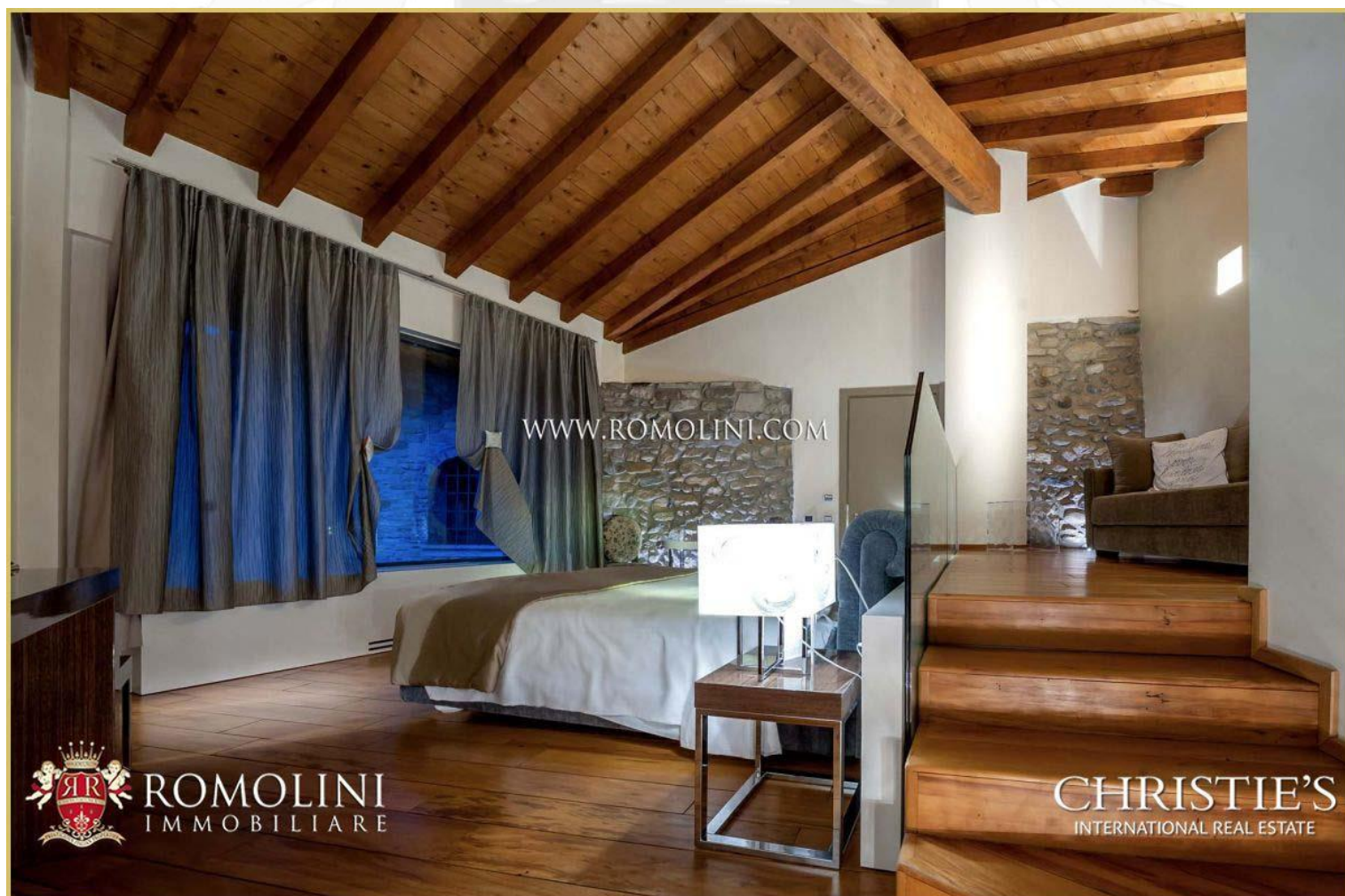


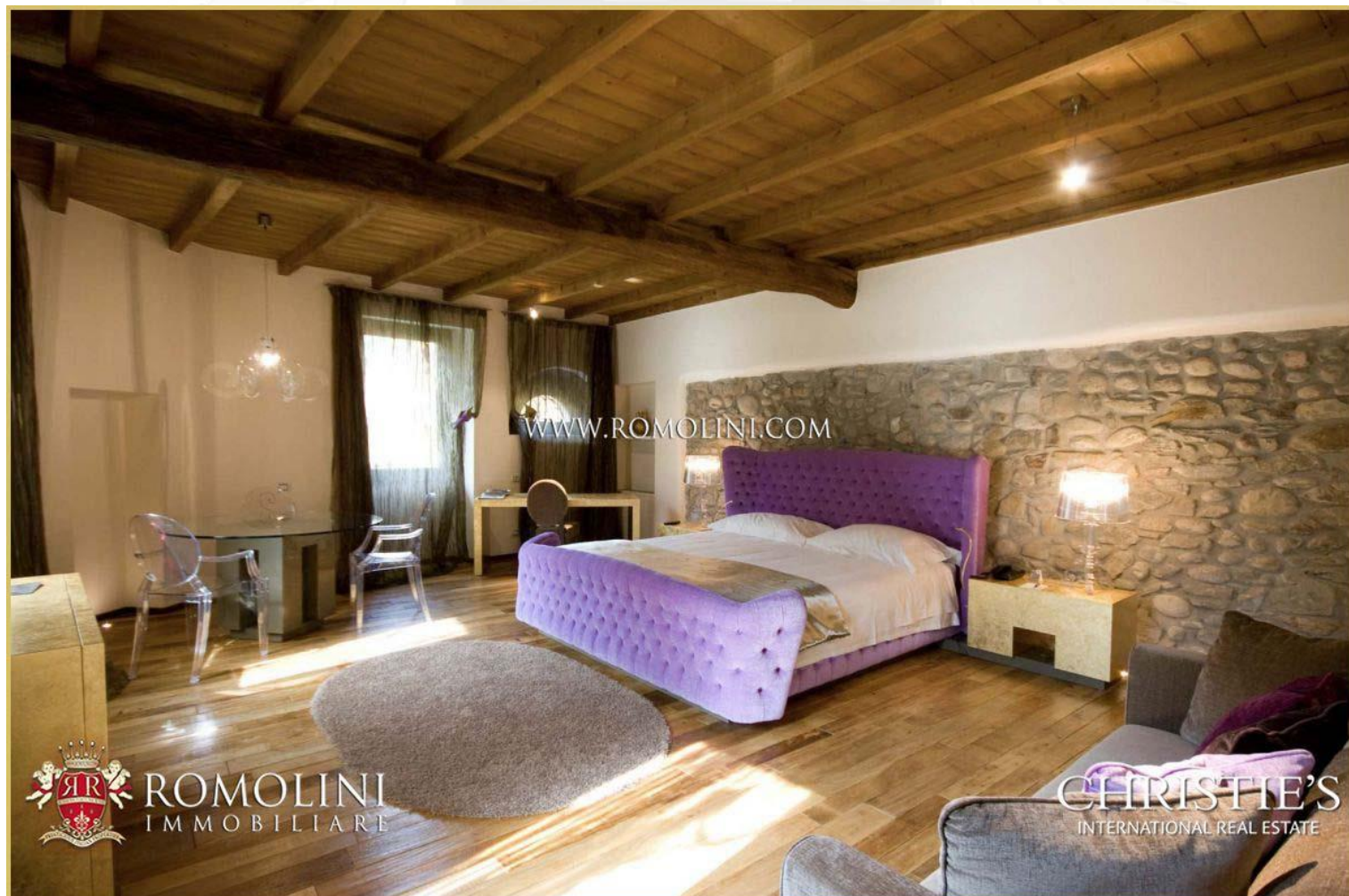
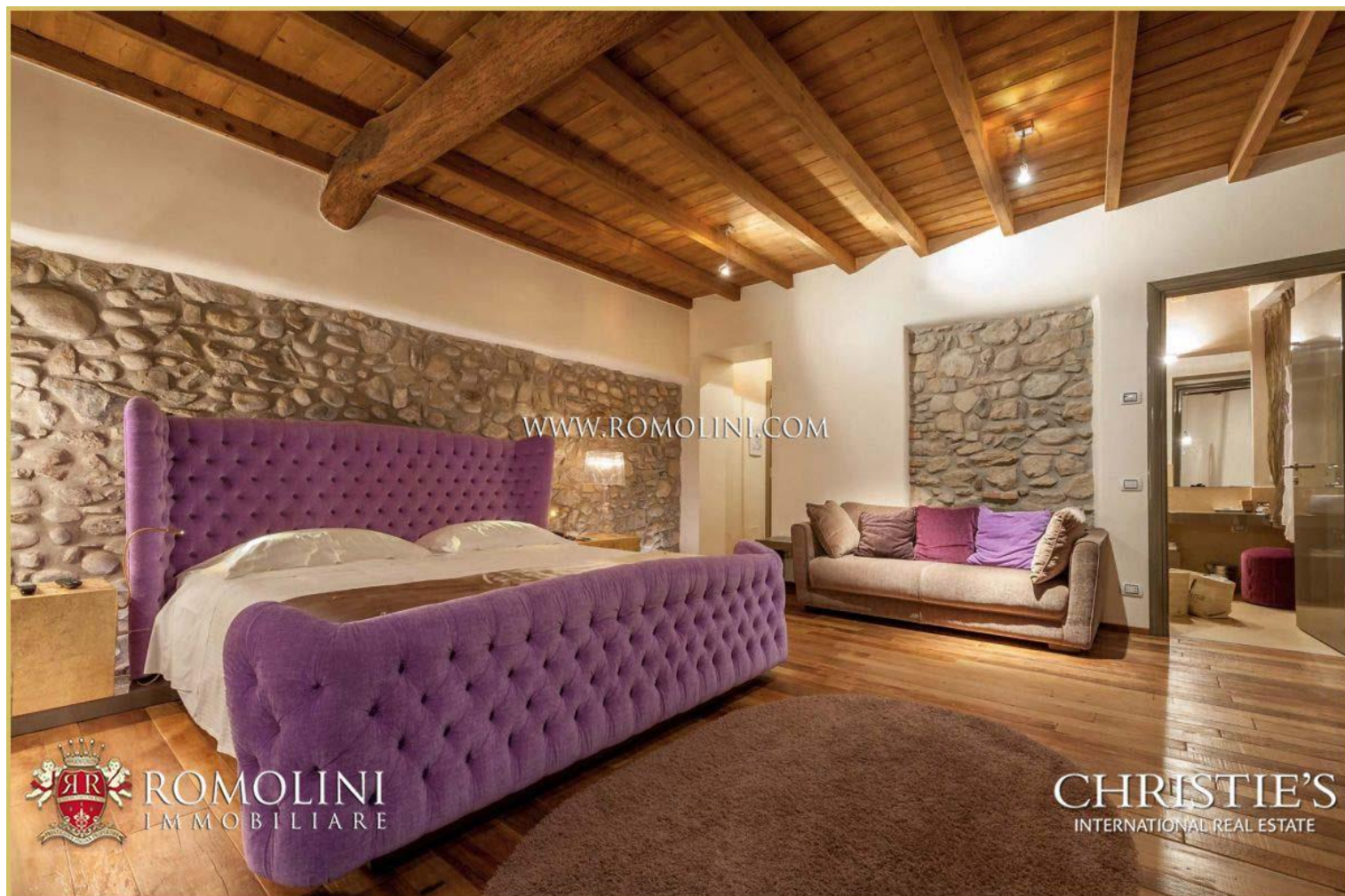




























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