

## whole building for rent/sale in **Castrocielo**

**€ 750.000 - Rent: € 2.000**

**Ref. AC99-149-1457**



**470 sq.m. | Bathrooms: 4 | Bedrooms: 3 | Rooms: 10**

In Castrocielo (FR) in Via per la Stazione, facing the Casilina state road, we offer for sale or rent an interesting commercial building with adjoining apartment.

The property represents an excellent opportunity for those who wish to start or expand their business in a strategic and high-traffic area.

The building consists of a commercial space of approximately 380 m2 on the ground floor, to be finished according to your needs, and an apartment of approximately 90 m2 on the first floor, to be renovated, with a balcony, three bedrooms, a kitchen, a bathroom and attic on the second floor.

It is important to underline that part of the commercial space was previously used as a restaurant, a landmark in the area that enjoyed great success.

This historical detail could attract customers and keep the local gastronomic tradition alive.

The exposure of the building is excellent, guaranteeing constant visibility to passers-by traveling along the Casilina state road.

Furthermore, the property has a large plot of approximately 7,000 m2, ideal for any external areas to be used as a car park or green space.

This real estate solution offers the possibility of creating different types of commercial activities, from hospitality to retail, making the most of the available space and its strategic position.

For further information and/or site visits call 0776566289 or 3487607909. For English speakers: 00393348094290.

## Certification

**Energy Class:** G

## Features

Code: AC99-149-1457	Reason: Rent/Sale
Categoria: whole building	Address: Via per la stazione, snc
Zip Code: 3030	Municipality: Castrocielo
Total Square Meters: 470 sq.m.	Bedrooms: 3
Bathrooms: 4	Rooms: 10
State of Preservation: Be Restored	Level: On two-levels
Heating: Heating	Parking: Uncovered Parking
Balconies: Present	Garden: Private
Kitchen: Regular Kitchen	Terrace
Tv Antenna : Autonomous	Porch
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar
Fastweb Coverage	Telephone System
Shower	

## Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	





**Alfano Real Estate S.r.l.**

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