

whole building for sale in Cassino

€ 1.590.000

Ref. AC99-149-1533



1.250 sq.m. | Bathrooms: 14 | Bedrooms: 12 | Rooms: 60

Varrone Palace

In Cassino (Via Varrone), in a very central position a few steps from Corso Della Repubblica, we are pleased to offer for sale a stately building that is spread over 4 floors, currently composed of 16 real estate units with an exclusive internal courtyard.

The property was built in the early 50s, on the ground floor there are eight units used for office or commercial purposes, on the first and second floors there are the other eight apartments of various sizes, while on the third and last floor there is a very large terrace of 400 square meters with panoramic views of the city of Cassino, the Abbey and Rocca Janula.

Currently, the residential and commercial properties are almost all rented, guaranteeing an income of approximately 50 thousand euros per year.

The rooms on the ground floor are of different sizes, for a total of over 600 square meters available. The apartments are divided into two two-room apartments, a three-room apartment and a four-room apartment for each floor.

This important building offers countless possibilities of use, in particular it is necessary to take into account the concrete possibility derived from the feasibility of the draft with relative preliminary project regarding the creation of an additional floor while maintaining the shape of the building unchanged, as the heights of the various floors range from a minimum of 3.8 meters to a maximum of 4.20 meters.

It is therefore possible to create (also taking advantage of the conversion of the ground floor premises from commercial to residential) a building with 16 residential units instead of 8, which can be used both for residential purposes and as a

hospitality facility in the heart of Cassino, connected to all the city services.

Unique investment.

For information or appointments 3493400492 - 077623036 - For International Clients 00393348094290

Certification

Energy Class: G

Features

Code: AC99-149-1533	Reason: Sale
Categoria: whole building	Address: Via Varrone
Zip Code: 3043	Municipality: Cassino
Total Square Meters: 1.250 sq.m.	Bedrooms: 12
Bathrooms: 14	Rooms: 60
State of Preservation: Excellent	Level: Buildings
Total Floor: 4	Heating: Heating
Parking: Uncovered Parking	Age Construction: 1952
Balconies: Present	Terrace: Present, 390 sq.m.
Garden: Private, 160 sq.m.	Kitchen: Exposed Kitchen
Terrace : 390 □	Tv Antenna : Autonomous
Tv SAT : Autonomous	Closet
ADSL Coverage	Fastweb Coverage
Air-Conditioned	Telephone System
Shower	Wooden Window Frames
Aluminum Frames	Shutters

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	





