

whole building for sale in **Castrocielo**

€ 70.000

Ref. AC99-149-1611



720 sq.m. | Rooms: 20

"Oselli Palace"

In Castrocielo, in a well-served area, we offer for sale an unmissable real estate opportunity: an imposing three-level building, located in Via Casilina, which extends over a total surface area of approximately 720 m².

This versatile and well-located property is perfect for both investors and those looking to start a business.

On the ground floor, the building houses two commercial premises, each of approximately 120 m², ideal for businesses that require visibility and accessibility.

One of the two premises is currently rented, but will be vacated upon sale, offering the opportunity to immediately start your own business or generate a rental income.

The strategic position along the SS Casilina, one of the main arteries that cross the area, guarantees a constant flow of passers-by and customers.

Going up to the first floor, we find two spacious apartments, of approximately 120 square meters each.

These apartments offer the opportunity to live in a well-served area, a few steps from shops, restaurants and public services.

The well-distributed and bright spaces make each apartment a welcoming and functional environment, perfect for families or professionals looking for a comfortable and convenient residence.

On the second floor of the building, there are four mini-apartments, with sizes ranging between 50 and 70 m².

These spaces represent an excellent opportunity for short-term rentals or for students, thanks to their versatility and

central location.

The ability to rent the units separately opens up several income opportunities, making the entire property an attractive investment.

The building is surrounded by an exclusive courtyard that offers ample parking, a rare convenience for the area, and a garden at the rear, perfect for moments of relaxation or to create a green space to be used on various occasions.

This outdoor area further increases the value of the property, offering the possibility of creating a recreational area or a place where guests can enjoy tranquility.

The strategic position of Castrocielo, with its history and culture, combined with the ease of access to the main communication routes and services, makes this building a unique opportunity of its kind.

Furthermore, the possibility of selling each apartment and commercial space separately offers flexibility and adapts to different needs.

Prices starting from €70,000.00.

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

Certification

Energy Class: G

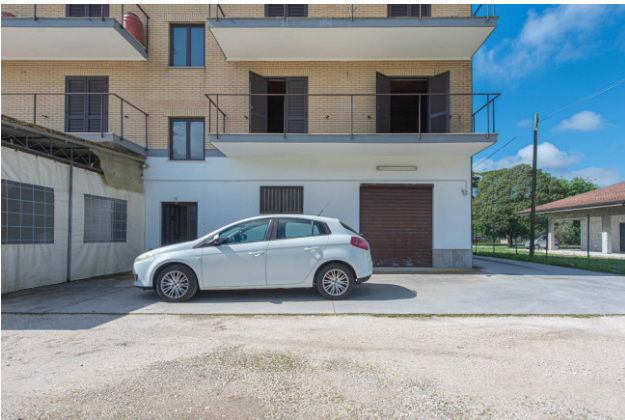
Features

Code: AC99-149-1611	Reason: Sale
Categoria: whole building	Address: Via Casilina, snc
Zip Code: 3030	Municipality: Castrocielo
Total Square Meters: 720 sq.m.	Rooms: 20
State of Preservation: Be Restored	Level: Buildings
Total Floor: 3	Heating: Heating
Parking: Uncovered Parking	Balconies: Present
Garden: Private	Kitchen: Regular Kitchen
Tv Antenna : Autonomous	Porch
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar
Fastweb Coverage	Telephone System
Shower	Aluminum Frames
Predisposition for Alarm	

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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