

## touristic for sale in Cassino

### Price on Application

### Ref. AC99-149-1639



### 611 sq.m. | Rooms: 16

#### "Sports Complex: La Conchiglia"

In Cassino, in Via Campo di Porro, we offer for sale a one-of-a-kind real estate investment: The "La Conchiglia" sports complex.

This property represents a unique opportunity for those who wish to invest in an already up and running facility, ready to be managed or expanded.

The property is sold in its current state, including all existing systems and services.

"La Conchiglia" is a renowned family-run restaurant and pizzeria, known for the quality of its dishes that range from local to international cuisine. The wood-fired oven guarantees fragrant and tasty pizzas, while the menu offers specialties such as pappardelle with wild boar, pasta with clams and porcini mushrooms, and seafood appetizers.

The structure has two internal rooms with 70 seats each and a large terrace with about 120 seats, ideal for outdoor lunches and dinners.

The swimming pool, surrounded by large green spaces, is open during the summer season and offers affordable rates for the whole family.

It is possible to use sunbeds and deckchairs, with opening hours ranging from 9:00 to 18:00 and from 19:30 to 22:30.

Qualified staff ensures the safety of adults and children, also offering swimming lessons for those who want to improve their technique or learn to swim.

The complex is equipped with three modern covered padel courts.

In addition, the facility offers sports equipment rental services, such as padel rackets, to meet the needs of sports enthusiasts.

Finally on the ground floor we find a large room used as a gym with all types of equipment for physical well-being.

Within the complex there is a habitable apartment, which can be used as a private residence or as accommodation for staff.

This unit offers privacy and comfort, with the possibility of being customized to your needs.

Situated at the foot of the Montecassino Abbey and a short distance from the "Cassino" exit of the A1 Rome-Naples motorway, the property enjoys a privileged position which makes it easily accessible to both residents and tourists in transit.

With an average customer rating of 4.1 out of 5 stars, "La Conchiglia" represents an established business with a good customer flow and significant growth potential.

The "turnkey" sale offers the possibility of acquiring a complete structure, ready to be managed and further developed.

For more information call 0776566289 or 3487607909. For English speakers: 00393348094290.

## Certification

**Energy Class:** E

## Features

Code: AC99-149-1639	Reason: Sale
Categoria: touristic	Address: Via Campo di Porro, snc
Zip Code: 3043	Municipality: Cassino
Total Square Meters: 611 sq.m.	Rooms: 16
State of Preservation: Good	Level: On two-levels
Heating: Heating	Parking: Carport
Balconies: Present	Terrace: Present
Garden: Private	Kitchen: Present
Box: Quadruple	Terrace
Tv Antenna : Autonomous	Porch
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar
Fastweb Coverage	Air-Conditioned
Telephone System	Wiring : By Law
Shower	Aluminum Frames
Predisposition for Alarm	Safe-Deposit Box

## Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools

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High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices











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

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