

# Commercial Property for sale in Ceprano

## € 69.000

### Ref. AC99-149-1658



### **75 sq.m. | Bathrooms: 1 | Rooms: 2**

Located in the heart of Ceprano, a charming town strategically located between the Liri Valley and southern Lazio, we offer for sale a commercial space of approximately 75 square meters in an easily accessible area on Via Giuseppe Mazzini. The property is in good overall condition, although some maintenance work may be necessary to restore it to its former glory, but its potential is undeniable.

Natural light is one of the aspects that distinguishes this property.

Large windows allow light to flood the spaces, creating an airy and welcoming atmosphere.

The open layout of the space, free of excessive internal divisions, makes it extremely versatile and ready to meet the most diverse needs: whether it's a laboratory, a professional studio, a shop, or a small artisan business, the potential uses are endless.

Additionally, the space features a bathroom, a convenient convenience that enhances the space's functionality, making it even more suitable for a variety of activities.

The easily accessible ground floor ensures visibility and ease of use, an aspect that could be particularly advantageous for a commercial business or a rental investment.

Ceprano is a town with a long historical tradition and a vibrant community, conveniently located near major transport routes, such as the Casilina state road and the railway, easily connecting the area to Frosinone, Cassino, and other towns in Lazio.

The tranquility of the historic center and proximity to major public and commercial services make this property

particularly attractive for those seeking a versatile solution in a well-served location, yet far from the chaos of the city. The possibility of a targeted renovation allows the space to be adapted to current trends and market needs, making this property an attractive option for those looking to use it as a workspace or retail outlet. For information call 0776566289 or 3487607909. For English speakers: 00393348094290.

## Features

Code: AC99-149-1658	Reason: Sale
Categoria: Commercial Property	Address: Via Giuseppe Mazzini, 16/18
Zip Code: 3024	Municipality: Ceprano
Total Square Meters: 75 sq.m.	Bathrooms: 1
Rooms: 2	State of Preservation: Good
Number Of Windows: 1	ADSL Coverage
Fastweb Coverage	Bath : Be Restored

## 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	





