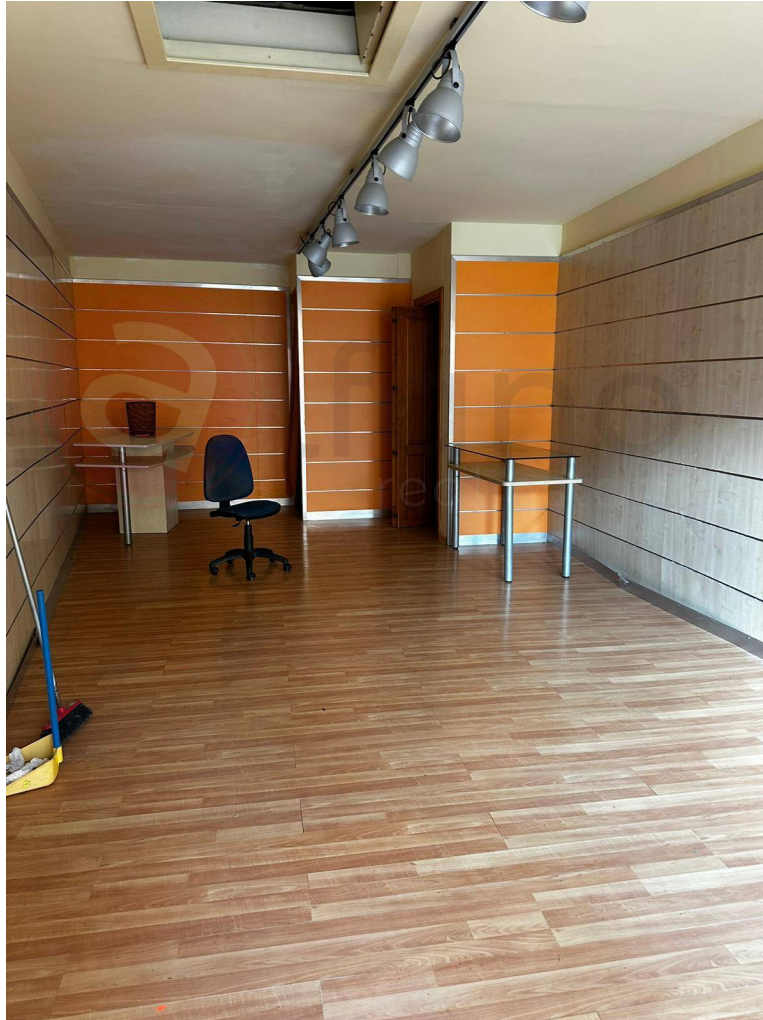


Commercial Property for sale in Arpino

€ 68.000

Ref. AC99-149-1698



73 sq.m. | Bathrooms: 1 | Rooms: 1

In the heart of Arpino, one of the most charming and historic villages in the province of Frosinone, we offer for sale a commercial space with great potential, located in the most prestigious area of the historic center: Piazza Municipio.

Arpino, an ancient city in Lazio known since pre-Roman times as Arpinum and home to notable historical figures such as Marcus Tullius Cicero and Gaius Marius, is today a vibrant center, awarded the Touring Club Italiano's Orange Flag for its environmental and tourism quality, and a destination for visitors drawn by its millennia-old history and unique cultural heritage.

The location of the venue couldn't be more strategic: it overlooks the scenic Piazza Municipio, the city's true meeting place where social and cultural life takes place, surrounded by historic buildings such as the Collegiate Church of San Michele Arcangelo, Palazzo Boncompagni, and the prestigious Convitto Nazionale Tulliano.

This square is a busy pedestrian hub, perfect for any business looking to be the center of attention, in a setting that combines history, culture, tourism, and local life.

The approximately 73 square meter space offers well-distributed space and numerous potential uses: the large, bright French window serves as the main entrance, ensuring exceptional visibility towards the square and an immediate connection with the flow of visitors and residents.

Inside, a large mezzanine adds an extra level of versatility, ideal for storing goods and materials and for expanding the display or workspace according to your business's specific needs. An en-suite bathroom completes the space's functional features, making it immediately usable for a variety of businesses, from artisanal shops to personal services spaces,

offices, or showrooms.

Although it requires minor maintenance to return to its original splendor, the structure retains enormous potential and can easily be transformed into a modern and welcoming commercial space, ready to welcome customers, visitors, and tourists.

The central location, combined with the property's intrinsic features, represents a rare opportunity for those wishing to invest in a business in one of Lazio's most charming historic villages.

Arpino enjoys excellent transport links: its location between Rome and Naples is well served by major roads, including the A1 motorway with exits at Frosinone and Ceprano and the Liri Valley State Road (SS82), which connects the surrounding area, making it easy for customers to reach it even from neighboring cities and towns.

In short, this location represents an extraordinary investment opportunity for those seeking a commercial showcase with visibility, history, and character, in a highly attractive tourist and social setting.

The development potential is significant, and with a targeted redevelopment project, this space could become a landmark in Arpino's commercial fabric.

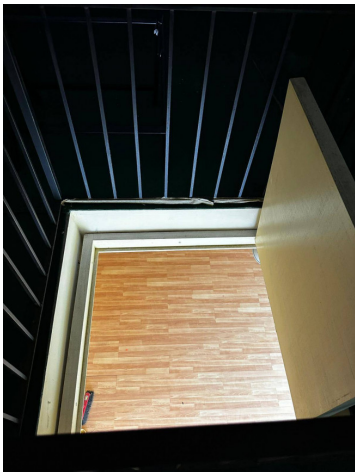
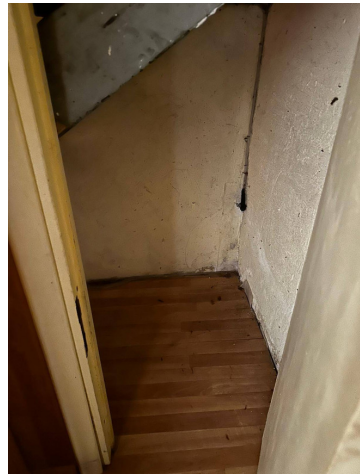
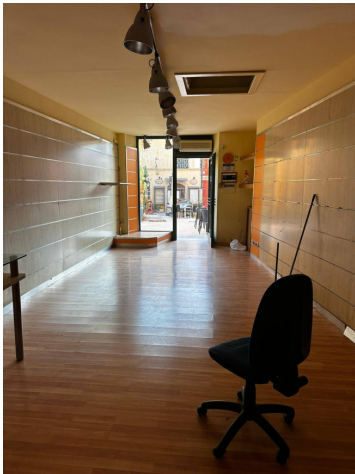
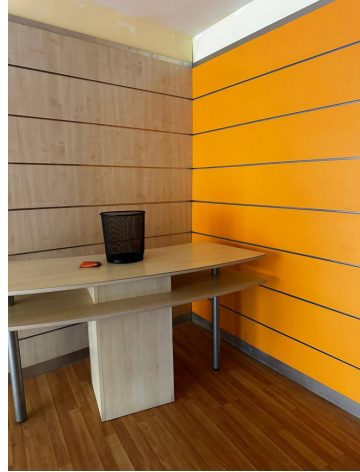
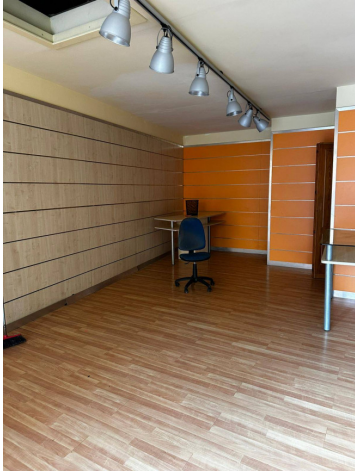
For further information and/or on-site visits, call 0776566289 or 3487607909. For English speakers: 00393348094290.

Features

Code: AC99-149-1698	Reason: Sale
Categoria: Commercial Property	Address: Piazza Municipio, 10
Zip Code: 3033	Municipality: Arpino
Total Square Meters: 73 sq.m.	Bathrooms: 1
Rooms: 1	State of Preservation: Good
Number Of Windows: 1	Heating: Air-Conditioned
Air-Conditioned	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	



Alfano Real Estate S.r.l.

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