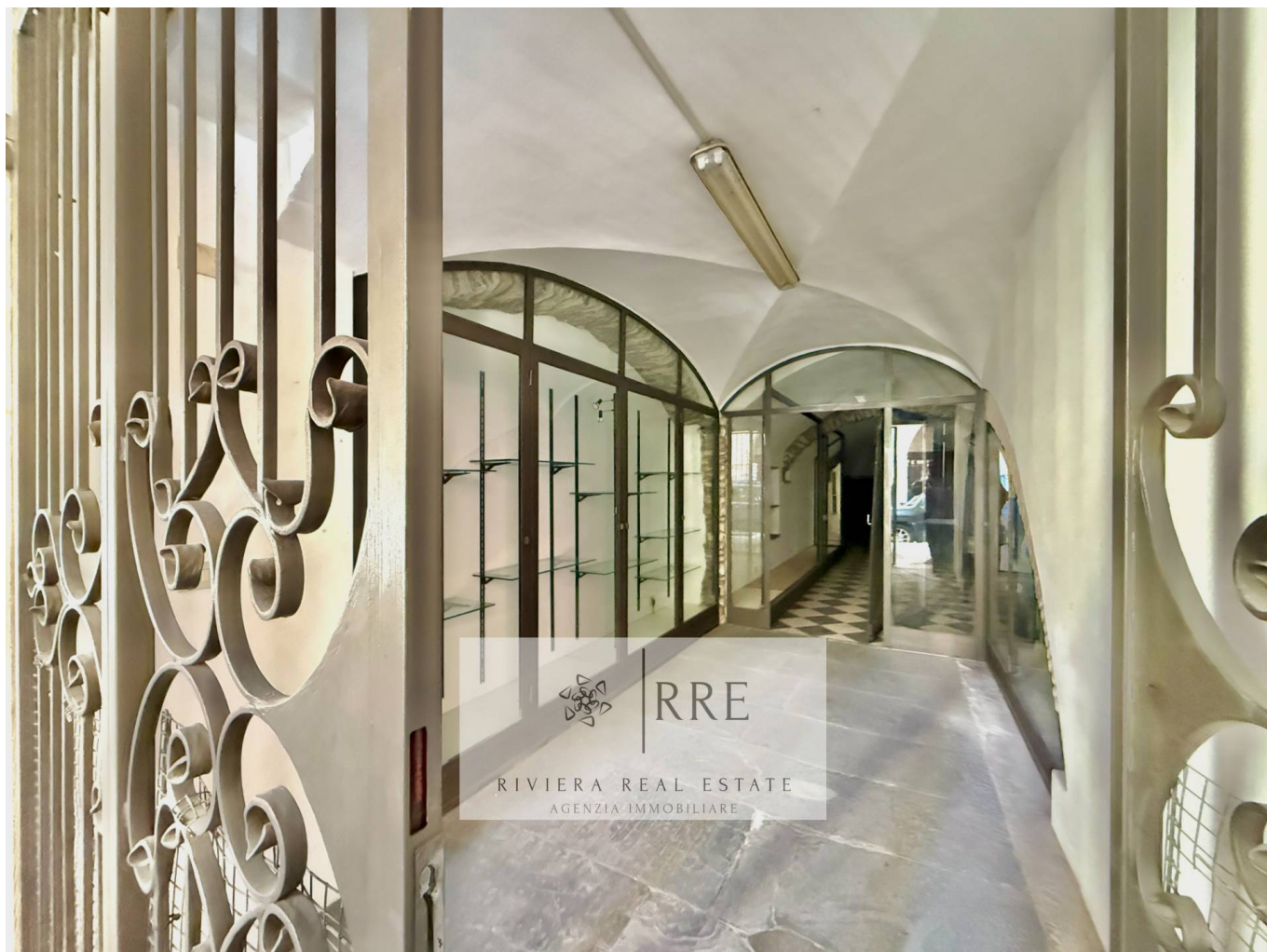


Shop for sale in Pieve di Teco

€ 98.000

Ref. 38601013-269



120 sq.m. | Bathrooms: 1 | Rooms: 5

Unique Opportunity in Pieve di Teco: Two-Level Shop with Included Residential Apartment!

In the heart of Pieve di Teco, in a very central location and beneath the characteristic arcades of Corso Ponzoni, we offer for sale an interesting property that combines commercial activity with residential potential.

The property consists of:

1. Commercial Premises (Shop)

Location and Visibility: Centrally located, it boasts two large and beautiful windows directly overlooking the porticoes, ensuring maximum visibility and a constant flow of potential customers. **Structure:** Spread over two levels, it offers a total space of 100 m², optimally distributed for any type of business. **Condition:** The state of preservation is excellent, with independent heating. **Amenities:** A 25 m² cellar is included, ideal for storage or warehouse. **Details:** 1 bathroom, no architectural barriers on the ground floor.

2. Residential Apartment (Potential)

Included in the Price: On the first floor of the same building, there is an apartment of approximately 100 m² (5 rooms in total). **Current and Potential Condition:** The unit is currently used as a warehouse, but it represents an extraordinary opportunity. If renovated, it could become a fully-fledged residential apartment with a long balcony overlooking the main

street. Perfect as a home for the business owner or as a source of additional income. A versatile investment at a bargain price. Don't miss the opportunity to launch your business in a prime location and enjoy a large residential/storage space in the same building.

Contact us now for more information and to arrange a viewing!

Certification

Energy Class: G

Features

Code: 38601013-269

Reason: Sale

Categoria: Shop

Address: Corso Ponzoni

Zip Code: 18026

Municipality: Pieve di Teco

Total Square Meters: 120 sq.m.

Bathrooms: 1

Rooms: 5

State of Preservation: Excellent

Covered sq.m.: 82 sq.m.

Number Of Windows: 2

Heating: Independent

Cellar: endowed

: endowed

Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Municipal Offices

Restaurant

Equestrian club

Shops

Bus stop

public parking

Supermarket

Outdoor

Park

Pine grove

Wood

Hotels

B&B

medical practice

Hospital

Rooms

Entrance / Hallway

Maid's Room

