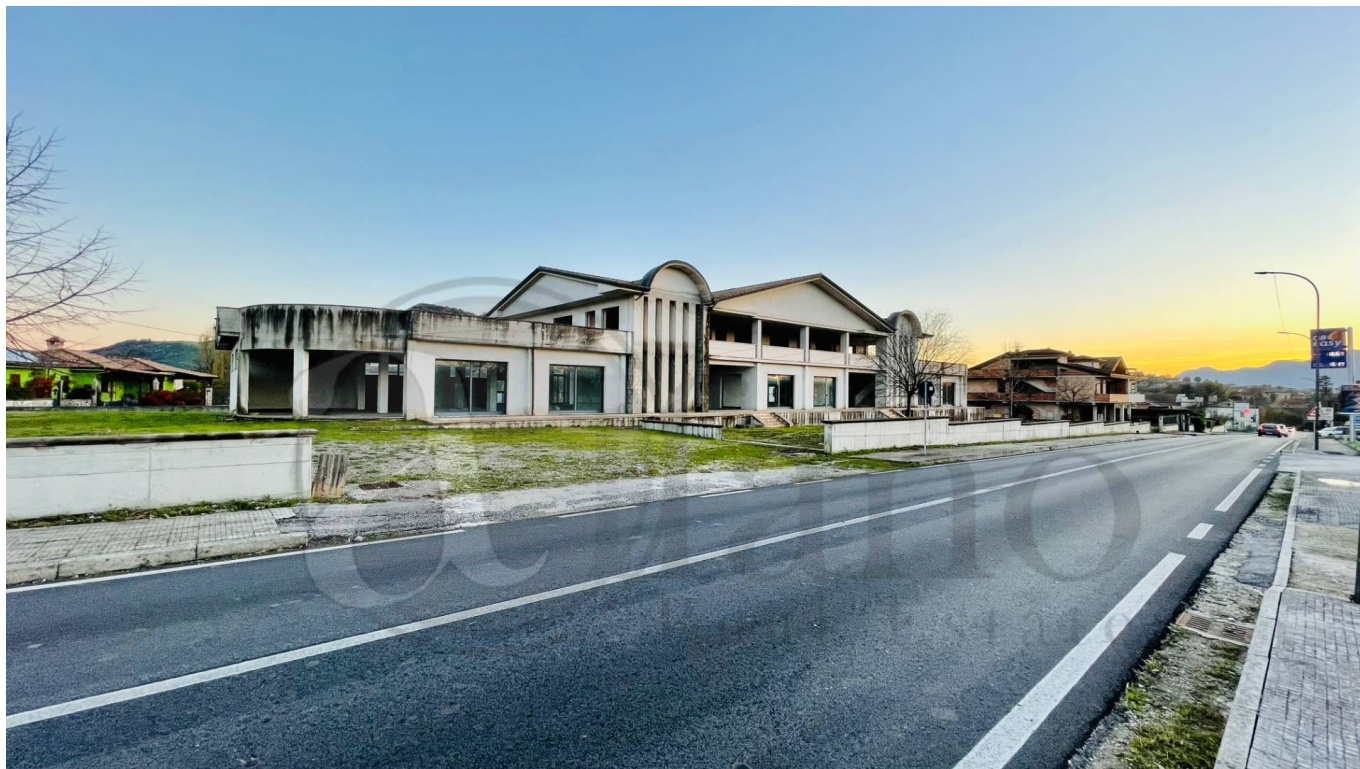


**whole building**  
**€ 980.000**  
**Ref. AC99-149-1196**



**2.500 sq.m | Rooms: 20**

**"Bartoli Palace"**

In the town of Arce, in a very central position, located on one of the most important roads in terms of road traffic, close to all types of services (bar, gas station, gym, school, shops, bank), we offer for sale an entire building to finish, built in reinforced concrete with surrounding land.

The structure is spread over two levels and has a level below the street of the same size as the ground floor.

It was designed to have a dual use, both residential and commercial, as the ground floor, measuring approximately 1000 square meters and overlooking the main road, lends itself perfectly to commercial use, having on the -1 floor an area of as many 1000 square meters that can be used in various ways.

The ground floor and the floor below the street communicate via an internal staircase.

On the first floor, on an area of as many 1000 m2, the structure takes on a residential value as it is set up for three large apartments.

Access to the apartments is shared by a covered balcony overlooking the main road which connects the apartments with two large terraces, each measuring approximately 250 m2.

The terraces, at the two ends of the building, overlook the private garden, on the two opposite sides of the structure.

The surrounding land, bordered by a fence wall to be finished, allows you to have all the useful space both for private use (apartments) and for a possible parking adjacent to the business on the ground floor.

The entrance from the main road allows comfortable parking and maneuvering space for any business clients on the first floor.

The entire building is an interesting investment opportunity with a dual attraction. It perfectly suits the possibility of major commercial or office space on the ground floor whilst offering residential usability on the first floor.

Excellent investment.  
For information call 0776566289 or +39 3348094290.

## Property Informations

**Address:** Via Valle

**Zip Code:** 3032

**Rooms:** 20

**State of Preservation:** Rustic

**Level:** Buildings

**Total Floor:** 3

**Balconies:** Present

**Terrace:** Present, 500 sq.m

**Garden:** Private

## Features

Terrace

Closet

ADSL Coverage

Fastweb Coverage

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

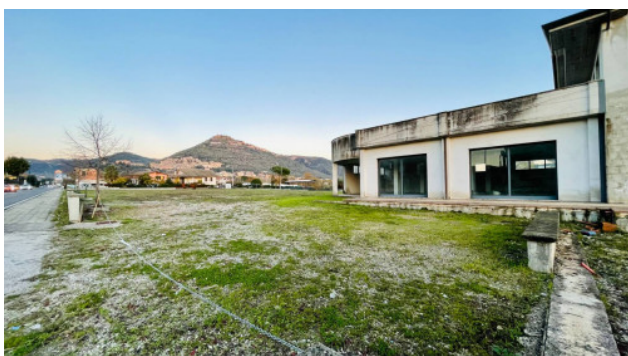
Cafe

Post Offices

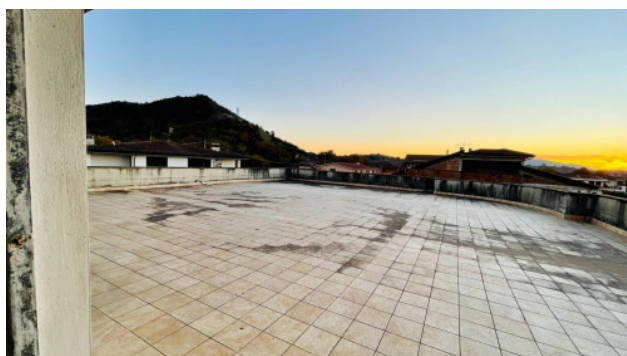
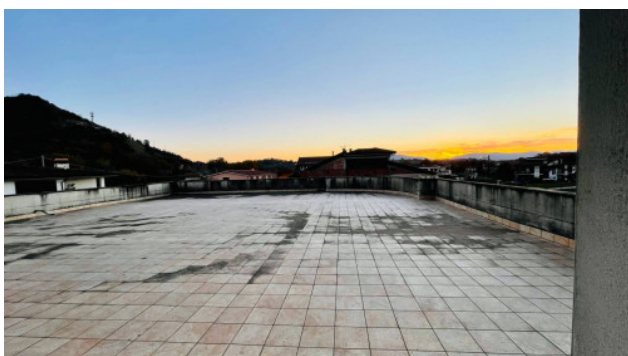
Shopping Centers

Municipal Offices





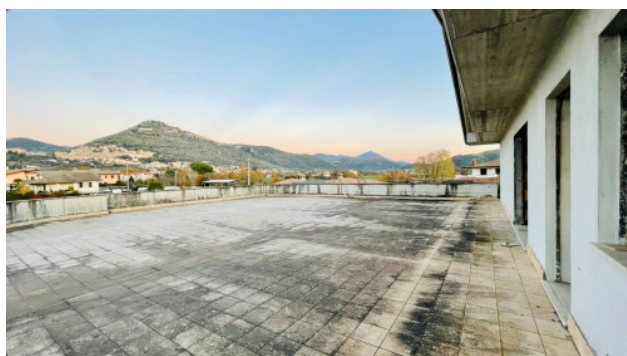




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