

whole building
Vallone
€ 368.000
Ref. AC99-149-1216



900 sq.m | Bathrooms: 8 | Bedrooms: 12 | Rooms: 24

Palazzo Vera

In Arpino, (Scaffa locality) in a unique and strategic position from both a residential and commercial point of view, we offer for sale an elegant building of 900 m2 spread over three floors, consisting of 4 apartments, two commercial premises, exclusive courtyard and garden of 1200 m2.

The external courtyard is in excellent condition, perfectly paved, with double driveway gate, concrete perimeter fence with iron railing and ornamental hedge which guarantees a lot of privacy.

The property has two apartments per floor, all 160 m2 with triple balcony, comprising entrance hall, double living room, kitchen, dining room, three bedrooms and two bathrooms.

The structural conditions are excellent, furthermore the building was built with a regular building permit from 1977.

The electrical systems certainly need to be updated, the heating system is in perfect working order with cast iron radiators, given that all four boilers were changed two years ago.

The surface area of 900 m2 includes the entire building, but there is the possibility of choosing three different options for purchase: the residential part, 640 m2 for €260,000.00, the commercial part, 250 m2 (used as a gym for over 20 years) is of €130,000.00 currently leased with a regular rental contract.

The overall price of the entire building is €368,000.00.

The flexibility of this property is unique in its kind, it lends itself to many commercial as well as residential uses (retirement homes for

the elderly, tourist-hotel areas, etc.) being on the main provincial road which makes the connection with the Ferentino highway very simple - Sora - Cassino and all city services.

Excellent investment.

For information or appointments 3493400492 - For International Clients 00393348094290

Certification

Energy Class: G

Property Informations

Address: Via Scaffa, 128

Zip Code: 3033

Bedrooms: 12

Bathrooms: 8

Rooms: 24

State of Preservation: Good

Level: Buildings

Total Floor: 2

Parking: Uncovered Parking

Age Construction: 1980

Balconies: Present

Garden: Private, 1.200 sq.m

Kitchen: Regular Kitchen

Features

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

ADSL Coverage

Fastweb Coverage

Telephone System

Shower

Wooden Window Frames

Shutters

Nearby

Gyms

Spa

Football Fields

Fitness Centers

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

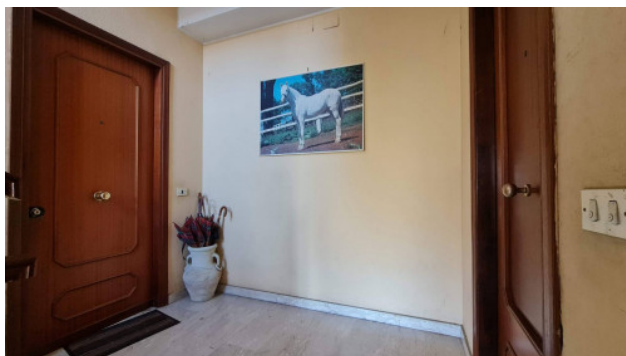
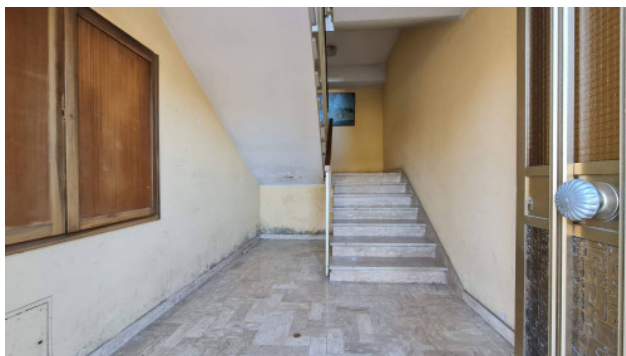
Shopping Centers

Municipal Offices



Alfano Real Estate S.r.l.

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