

## Commercial Property

**€ 70.000**

**Ref. AC99-149-1413**



**125 sq.m**

In Arpino, in the characteristic Vicolo Santo Stefano, we offer for sale a unique commercial space.

The property is completely made of stone and is characterized by fascinating internal arches which give it a suggestive and unique atmosphere.

Currently used as a warehouse, the space offers enormous potential to be transformed into a very charming restaurant, pub or pizzeria.

The presence of internal arches gives the venue an unquestionable personality and can become a distinctive feature, capturing the attention of customers and creating a welcoming atmosphere.

The advantage of this place is that it needs to be finished, giving buyers the opportunity to customize the interior according to their needs and tastes, creating a unique space and a welcoming environment for customers.

It is therefore an ideal opportunity for entrepreneurs in the sector who wish to create a one-of-a-kind venue, where they can express their creativity and offer an unforgettable culinary experience.

Its strategic position, as it is located in one of the most popular areas of Arpino, allows it to make the most of its potential and be able to create a highly successful business

Furthermore, there is the possibility of purchasing separately a beautiful 5-a-side football pitch currently in operation.

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

### Certification

**Energy Class:** G

## Property Informations

**Address:** Vicolo Santo Stefano, 4**Zip Code:** 3033**State of Preservation:** Rustic

## Features

ADSL Coverage

Fastweb Coverage

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

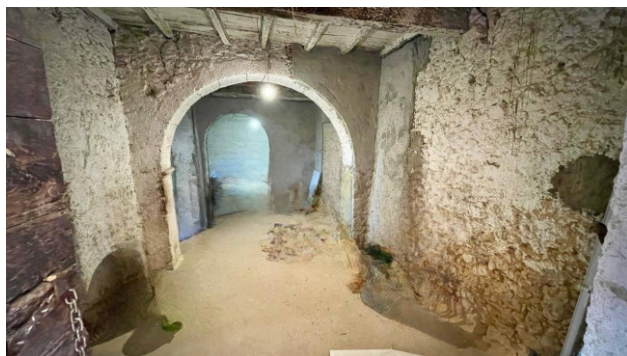
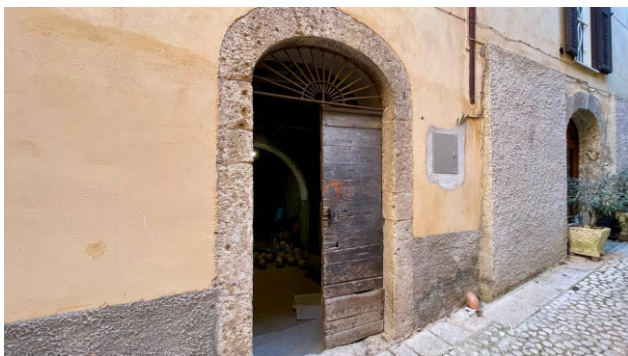
Cafe

Post Offices

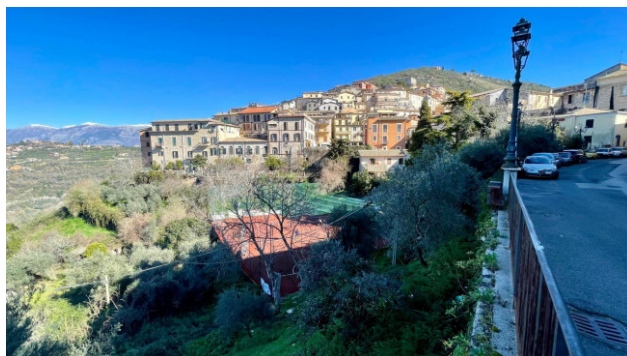
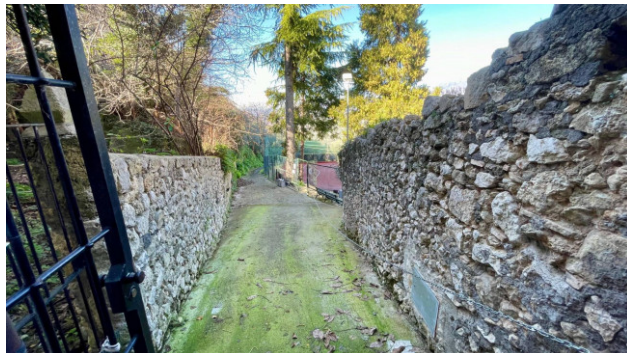
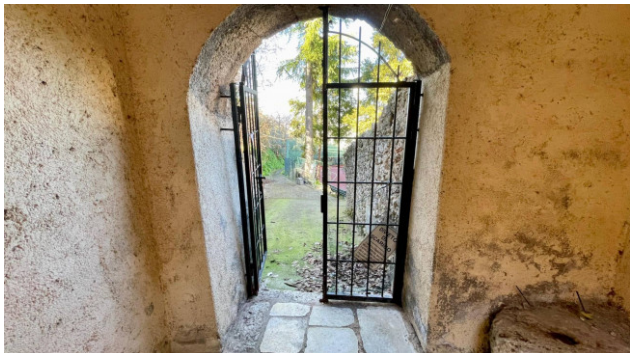
Shopping Centers

Municipal Offices













**Alfano Real Estate S.r.l.**

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