Alfano Real Estate S.r.l.
Roccasecca-Fr-via Casilina nord,29 - 03038 Roccasecca
Phone number 0776566289--077623036 Fax 077623036

# whole building
# € 169.000
## Ref. AC99-149-1432

## 970 sq.m | Bathrooms: 26 | Bedrooms: 22 | Rooms: 40

Palazzo Fiorini
In Fiuggi, in Via De Medici, a few hundred meters from the Fonte Di Bonifacio VIII, we are pleased to offer for sale a curtained-off building on a total of six floors, with a large parking area, exclusive terrace and garden.
The property was used until about ten years ago as a hotel structure, with a total of 22 rooms and 26 bathrooms, a large dining or breakfast room, bar, kitchen with cold rooms and a room used as a boiler room, but today , no longer in operation.
One of the most interesting aspects is certainly given by the possibility of being able to change the intended use of the property, from hotel to residential, where a minimum of 9 two-room and three-room apartments can be built.
If it is decided to create homes larger or smaller than those envisaged, the number of units may vary.
The structural conditions such as floors and roof are in excellent condition, they do not require extraordinary interventions, while the electrical system and fixtures need to be updated.
The property is close to all the main city services such as bars, supermarkets, pharmacies, etc.
Excellent investment.
For information or appointments 3493400492 - 0776566289 - For International Clients 00393348094290

## Property Informations

**Address**: Via De Medici **Zip Code**: 3014

| | |
|---|---|
| **Bedrooms**: 22 | **Bathrooms**: 26 |
| **Rooms**: 40 | **State of Preservation**: Good |
| **Level**: Buildings | **Total Floor**: 6 |
| **Parking**: Uncovered Parking | **Age Construction**: 1960 |
| **Balconies**: Present | **Terrace**: Present, 500 sq.m |
| **Kitchen**: Regular Kitchen | |

## Features

| | | |
|---|---|---|
| Terrace: 300 □ | Tv Antenna: Autonomous | Porch: 100 □ |
| Tv SAT: Autonomous | Closet | ADSL Coverage |
| Cellar: 15 □ | Fastweb Coverage | Air-Conditioned |
| Telephone System | Shower | Wooden Window Frames |
| Shutters | | |

## 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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