



# Commercial Property for sale in Ciampino

## Mura dei Francesi

### € 169.000

### Ref. CBI143-2050-8091



#### 100 sq.m. | Bathrooms: 1 | Rooms: 2

CIAMPINO MURA DEI FRANCESI Commercial premises for sale of approximately 110 m2 equipped with a chimney and two large and bright windows. The place consists of a sales area, a separate kitchen with flue, a warehouse and a bathroom with dressing room. The space in front of approximately 90 m2 is reserved and delimited and can be used with outdoor tables, thus doubling the reception capacity. It currently has two large tents. The strong points are certainly ample parking possibilities, which is fundamental for certain activities, very bright and inserted in a very intense urban context. Another very important factor for future activity is the presence of the market which takes place in the immediate vicinity every Wednesday; known for the large number of exhibitors and which therefore has a notable appeal for the inhabitants of the surrounding areas.

It is possible, if desired, to also purchase the activity that is currently carried out within the bar itself with a tobacco license which in the event will be the subject of separate negotiation. In the event that the activity is not the object of interest, only the space free of things and people available for any type of other activity (restaurant, pizzeria, rotisserie, pastry shop, etc.) will be sold.

The area where the property is located is easily connected to reach central Rome and the surrounding areas thanks to its proximity to the Appian Consulate and the Grande Raccordo Anulare and its proximity to the central railway stations of Ciampino and Casabianca; at the same time green and residential and well served by all types of commercial activities, citizen services and public transport.

APE class "G" Code CBI143-2050-8091

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purpose of giving an idea of the usability of the furnished and possibly renovated spaces .

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## Features

Property ID: CBI143-2050-8091	Contract: Sale
Categoria: Commercial Property	Address: via atene, 101/103
Zip Code: 43	Municipality: Ciampino
Zona: Mura dei Francesi	Total sqm: 100 sq.m.
Bathrooms: 1	Rooms: 2
Covered sq.m.: 100 sq.m.	Uncovered sq.m.: 90 sq.m.
Number of shop windows: 2	Condominium costs: € 125

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