



COLDWELL BANKER
GRUPPO BODINI

Gruppo Bodini

□ LECCE - Via 95 Reggimento Fanteria, 11

□ MAGLIE - Via Trento e Trieste, 22

□ GALLIPOLI - Corso Roma, 7

- 73100 Lecce (LE)

(+39) 0832 099369

Commercial Property for sale in Nardò

€ 550.000

Ref. CBI069-2246-132511



570 sq.m. | Bathrooms: 3 | Rooms: 6

Near the historic centre of Nardò, a well-known center of commercial and tourist interest, we are pleased to offer for sale a detached property of recent construction located on several levels for commercial and office use.

The commercial space consists of an exhibition area of approximately 450 sqm between the ground floor, first floor and a sub-room. There is also a detached cellar room of about 70 sqp but still within the structure. The second floor of about 120 sqm was used for offices. The space can be defined according to needs as at the moment everything is open. The finishes are of high quality, there are compliant services on each floor and also partially covered external areas.

The building, with its modern design, is equipped with a lift, air conditioning system, an emergency staircase and a large internal parking area.

To complete the property there is a solar area with a technical room.

The property, with its privileged position, can be used for various kind of commercial activities and it is an excellent investment both for its large size and its location.

Nardò is only 6km from the most beautiful sea town of the ioniac coast, including Porto Selvaggio bay, 15 km from Gallipoli, 25 km from Lecce, 55 km from Otranto on the Adriatic coast and 70 km from Brindisi Airport.

Certification

Energy Class: G

EPgl_{nr}: 243.50 kwh/□

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lecce@cbitaly.it - <https://www.coldwellbanker.it/en>

VAT 04954530962



Features

Property ID: CBI069-2246-132511	Contract: Sale
Categoria: Commercial Property	Address: Via Pila Nuova
Zip Code: 73048	Municipality: Nardò
Total sqm: 570 sq.m.	Livable surface: 540.00
Bathrooms: 3	Rooms: 6
Internal condition: Excellent	Uncovered sq.m.: 250 sq.m.
Number of shop windows: 2	Independent heating: Air-Conditioned

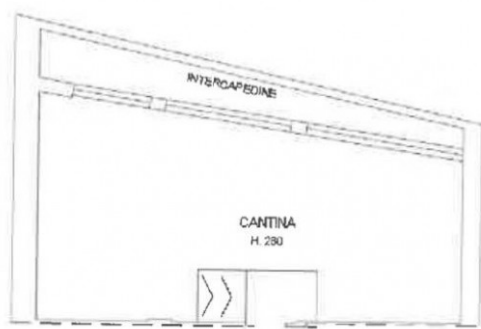
Nearby

Gyms	Beauty centres
Soccer fields	Sport centres
Tennis courts	Cycle paths
Playgrounds	Rail station
Public transports	Nursery school
Primary schools	Secondary schools
High school	Bar
Post offices	Shopping centres
Municipal office	

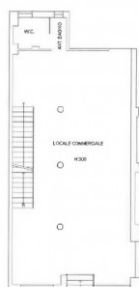


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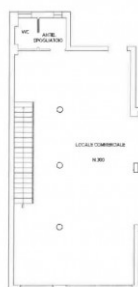




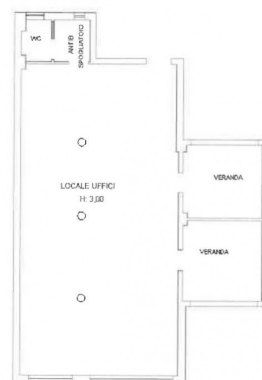
VIA PILANUOVA
PIANO INTERRATO



VIA PILANUOVA
PIANO TERRA



VIA PILANUOVA
PRIMO PIANO



VIA PILANUOVA
SECONDO PIANO

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