

**in sale a San Pietro in Cariano**  
**Pedemonte**  
**€ 115.000**  
**Ref. GF212-1**



**80 sq.m. | Bathrooms: 1 | Rooms: 3**

Pedemonte - San Pietro In Cariano - sale - shop - office - studio - independent - investment

In a very central position, we offer for sale a bright, completely independent 80 m2 shop-office with double facing.

It is located on the ground floor in an elegant historic building.

The property consists of 3 rooms plus a closet-dressing room and the service.

It is equipped with 5 armored windows and has a double entrance.

The entire building was completely renovated in 2006.

In the immediate vicinity there is ample parking in the two squares in front of the church of Pedemonte.

This solution is ideal both as a shop and as a studio - office.

**FINISHES:**

Granite floors in the various rooms and ceramic floors in the bathroom and dressing room,

armored steel showcases with shatterproof glass,

internal doors in national walnut, windows of the internal area in pine with double glazing and anti-intrusion bars.

## Certification

Energy Class: F

EPI: 132.16 kwh/□

## Property details

Address: via Della Contea, 42

Zip Code: 37029

Bathrooms: 1

Rooms: 3

State of Preservation: Restored

Number Of Windows: 3

Heating: Heating

Building Costs: € 25

## Features

Air-Conditioned



