

**in sale a Caserta**  
**Casertavecchia**  
**€ 135.000**  
**Ref. SIV24**



**220 sq.m. | Bedrooms: 4 | Rooms: 5**

Portion of a Building with a Shared Courtyard in Caserta Vecchia – Ideal for Hospitality Use

In the charming heart of Caserta Vecchia, on Via San Biagio, we offer for sale a portion of a building of approximately 220 square meters on two levels, with a shared courtyard. This property, requiring complete renovation, represents a unique opportunity both as a residence and as an investment for hospitality businesses, thanks to its strategic location in one of the city's most touristic and historic areas.

Ground floor:

The entrance is directly from the shared courtyard, but there is also a second independent entrance directly from the street. The floor features two large rooms, currently used as a living room with fireplace and kitchen, as well as an outdoor bathroom. The rooms are spacious, with generous ceiling heights and great potential for customization.

First floor:

The upper floor is accessible via an external staircase and consists of four connecting rooms with panoramic views, a bathroom, and a veranda overlooking the internal courtyard.

The property includes a convenient storage room, ideal for use as a cellar, shed or small workshop.

Main features:

Total area: approximately 220 m2  
Two independent levels  
Common courtyard  
Two entrances (one from the courtyard, one directly from the street)  
Fireplace, veranda balcony, panoramic view  
Attached warehouse  
Completely to be renovated  
Position:  
Located in the medieval village of Caserta Vecchia, renowned for its historic charm, the property is in a highly touristic area, perfect for creating a hotel, B&B, or holiday home.

€135,000.00

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## Certification

**Energy Class:** G

## Property details

**Address:** Via San Biagio, 2

**Zip Code:** 81100

**Bedrooms:** 4

**Rooms:** 5

**State of Preservation:** Be Restored

**Level:** Multi-Storey

**Total Floor:** 1

**Age Construction:** 1964

**Balconies:** Present

**Kitchen:** Regular Kitchen



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