

## **Commercial Property a Menfi**

### **€ 1.250.000 negotiable**

### **Ref. ITMZVD0423**



### **796 sq.m | Bathrooms: 7 | Rooms: 34**

This structure was born as a farm for the processing and transformation of agricultural products, with a tasting area and an area dedicated to hospitality.

Built in 2005 on a plot of 17,000 square meters, it is on two levels, at the entrance a large stone wall leads into the area intended for parking with a view of the greenery of the property.

From here a courtyard with a vaulted roof and adorned with Mediterranean plants leads us to the main building, and immediately you can admire the large facade of the structure on two levels with a central fountain and a stone path that links the garden with the property.

On the ground floor we find a floor of 370 square meters used as a laboratory for the transformation and processing of agricultural products, consisting of three large rooms one with a cold room, one with processing plants and a third designed for a storage area with bathrooms for professionals.

An external marble staircase leads to the first floor where there is the area dedicated to the tasting of products. This floor consists of two main areas, a first area where there is the entrance, a large room with windows overlooking the garden, a wooden fireplace that overlooks the environment giving a pleasant feeling of rustic area, and a terrace of 350sqm with a magnificent view of the surrounding greenery from which you can also see the sea.

In the other area we find the professional kitchen equipped with everything you need, 4 double bedrooms, 2 bathrooms with anteroom and two further rooms overlooking the greenery.  
Outside the land is partly cultivated with some olive trees and plants typical of the area.

The location of the structure is good, being just a few minutes drive from the splendid beach of porto Palo and only 20 km from the highway.

The property is an excellent solution for those who want to start a processing business of agricultural products, but it can also be transformed into an accommodation business, agritourism or as a room for winds and entertainments.

## Certification

**Energy Class:** C

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## Property Informations

**Address:** Via del grano, 2

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**Bathrooms:** 7

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**Rooms:** 34

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**State of Preservation:** Excellent

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**Covered sq.m.:** 796 sq.m

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**Uncovered sq.m.:** 357 sq.m

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**Heating:** Heating

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## Features

Cooler

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Air-Conditioned

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Antifire

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ADSL Coverage

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Bath: By Law

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