

## **Apartment a Mazara del Vallo Centro € 70.000 Ref. ITMZVD0317**



**136 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 9**

In the central Via Roma we offer for sale two apartments: one of 68 square meters and the other of about 80 square meters, located on the first floor without a lift in a small building of only two floors with a laundry room and warehouse on the ground floor.

Being separated by a wall that can be knocked down, it is possible to unify them by creating a single large apartment, should there be the need to need more space.

The smallest includes: a kitchen, a living room, a bathroom and a bedroom.

The largest includes an eat-in kitchen, a living room, two bedrooms and a bathroom.

On the ground floor there is an 11 sqm laundry room and a warehouse that can be converted into a commercial activity of about 60sqm with a shutter with entrance on Via Roma.

Although modernization is needed, the conditions are still habitable.

There is a heating system and provision for methane. The windows are made of aluminum and wood.

Certainly the strength of this property is its central location, useful for those who want to move easily on foot, but also as an investment for the tourist season.

### **Certification**

**Energy Class:** G

## Property Informations

**Address:** VIA Roma**Zip Code:** 91026**Bedrooms:** 3**Bathrooms:** 2**Rooms:** 9**State of Preservation:** Be Restored**Level:** 1**Total Floor:** 2**Heating:** Heating**Age Construction:** 1982**Building Costs:** € 10**Balconies:** Present**Terrace:** Present**Kitchen:** Regular Kitchen**Box:** Single

## Features

Tv Antenna: Autonomous

Telephone System

Wiring: By Law

Shower

Wooden Window Frames

Aluminum Frames

Shutters

## Nearby

Cafe











