

Single House a Mazara del Vallo

Via Castelvetro

€ 492.000

Ref. ITMZVD0630



753 sq.m | Bathrooms: 4 | Bedrooms: 6 | Rooms: 14

If you are looking for a unique opportunity in the heart of the city centre, this is the opportunity for you!

We are offering for sale a charming historic building dating back to the 1800s, steeped in the cultural heritage of the area, offering not only a privileged location, but also two large sea view apartments full of character and style, Terrace and a large commercial space. In fact, the building is made up of two large apartments, both of about 260 square meters, with a large common entrance.

Each apartment has a large entrance hall, living room, one of which with a balcony from which you can admire the view of the Mediterranean Sea, study, 3 bedrooms, two bathrooms, laundry room, fully equipped kitchens and welcoming living areas with great customization potential for the interior according to your preferences and needs. Let your creativity run wild and transform these two houses into a truly unique retreat.

Furthermore both apartments come with a large veranda, offering an extension of the living area and a perfect place to enjoy the fresh air and sunshine.

The terrace of the building is perfect for creating a lounge area to relax, or a creative corner from which you can benefit from a sea view, it lends itself well to an ideal customization to meet your needs and desires.

On the ground floor there are two rooms, with separate entrances but with the possibility of unifying them if there is a need, each has a size of 90sqm, one of which has a mezzanine of 40sqm.

Both commercial premises are well maintained and do not require significant structural interventions, ready to be customized according to your needs.

You can exploit the potential of these structures to create your own shop, office or restaurant.

Furthermore, one of the premises enjoys an additional advantage: it has an internal mezzanine, which can be used as additional office space, storage or showroom.

Investment options: Thanks to its central location and its authenticity, this historic building also represents an excellent investment opportunity as well as a housing solution.

You can choose to keep the houses to generate income through rent or turn the entire building into an accommodation facility.

Subsequently you will find the commercial premises are located in a highly strategic position next to the entrance to the two apartments, surrounded by a dense network of commercial activities, offices and entertainment venues with a very high visibility guaranteed by the excellent position.

.Both premises are in a good state of conservation are well maintained

You will have the opportunity to make any improvements to fit your specific business needs.

A unique opportunity due to the characteristics of the property and the location in the heart of the city of Mazara del Vallo.

Certification

Energy Class: G

Property Informations

Address: Corso armando diaz

Zip Code: 91026

Bedrooms: 6

Bathrooms: 4

Rooms: 14

State of Preservation: Good

Heating: Heating

Age Construction: 1800

Balconies: Present, 20 sq.m

Terrace: Present, 260 sq.m

Kitchen: Regular Kitchen

Features

Tv Antenna: Autonomous

Tv SAT: Autonomous

ADSL Coverage

Telephone System

Wiring: By Law

Shower

Nearby

Gyms

Fitness Centers

Bike Lanes

Playgrounds

Railway Station

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Municipal Offices









