

Commercial properties for Sale in Chiusi (SI)

80.000 €

Ref: LC51



**Size :** 121 sqm

**Rooms :** 2

**Bathrooms :** 1

**Garage :** No

**Energy class :** F

**IPE :** 35,358

CHIUSI Scalo (SI), a short walk from the train station, is for sale a shop on the ground floor of a well-maintained building in a central location. The shop is very bright, well-exposed, and has a single entrance from Via Buonarroti, 39. There are no ordinary condominium fees. The cadastral area is 121 square meters, comprising a single rectangular room with a storage room and bathroom (see attached floor plan). The rooms have good ceiling heights, the first half 3.64 m, and the second half 4.56 m. Easy public parking is available nearby. The property is in excellent condition, with a new, certified electrical system. There is no heating system, but a split system with a heat pump could easily be installed. The exterior window frames are made of black anodized aluminum with single-glazed glass. The entire floor is tiled with single-fired ceramic. Asking price Euro 80,000, negotiable. (Energy Class: F and I.P.E.: 35,358 KWh/m<sup>3</sup> year) Ref. LC51.













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