

REFERENCE: T947

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|-------|----------------------|
| City | Sedico |
| Type | Villa / Casa Singola |
| Price | 400.000,00 € |

OVERVIEW

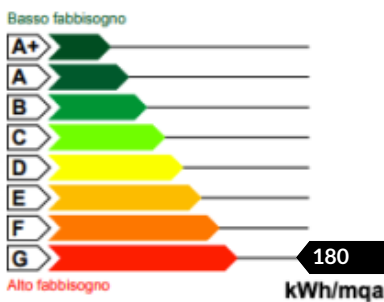
| | |
|----------------|----------|
| Building State | Discreto |
| Garden | YES |
| Elevator | NO |
| Heating | - |

SQ. METERS

| | |
|------------|-----|
| Commercial | 300 |
|------------|-----|

FEATURES

| | |
|----------------|-----|
| Rooms | 10 |
| Bedrooms | 3 |
| Bathrooms | 3 |
| Balconies | NO |
| Garage | NO |
| Parking Spaces | YES |
| Floor | T-1 |
| Total floors | 3 |
| Year | 0 |



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DESCRIPTION

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For sale in the vibrant heart of Sedico, we offer a truly unique detached property in a strategic and highly visible location—perfect for those dreaming of starting their own business in a central and lively setting.

The ground floor features a spacious commercial unit, formerly used as a gelato shop/bar, ready to be brought back to life by someone looking to invest in a personal or entrepreneurial project. Large windows and excellent exposure ensure natural light and visual appeal, making it ideal for a bar, café, gelateria, or any other retail business open to the public.

The first and second floors house a large unit currently registered as a workshop/laboratory. This space offers endless possibilities: it could become the operational hub of your business, a creative studio, or a professional workspace. Alternatively, with the appropriate change of use, it can be transformed into a comfortable two-level home, perfect for living above your workplace and optimizing time and space.

This property is an ideal solution for artisans, professionals, or entrepreneurs...

