Goreti Moreira

Tel: 938759016

Email: goretimoreira@decisoesesolucoes.com

Preço: 2 150 000 €

10	16	✖	544 sqm	0 sqm	✖	1996

Ref. ESPOSENDEGM1157 | Vila do Conde

Hotel =T10 in Vila do Conde

LOCAL ACCOMMODATION WITH RESTAURANT TO RECOVER IN FRONT OF THE AVE RIVER

With an EXCELLENT location, with privileged views of the Garden and Rio Ave, this building will be an excellent business opportunity for the implementation of a small Charming Hotel.

- The building has a reception area, a living room/dining area, kitchen with balcony and 16 rooms (a mezzanine, 12 suites and 3 bedrooms plus bathrooms).
Main bedrooms with RIVER and GARDEN VIEWS.

Business opportunity, with the possibility of expansion with the construction of a new building at the rear (on the existing URBAN land), or the implementation of a car park or even a leisure area to support the Main Building.

This BUSINESS includes the SALE OF 3 PROPERTIES (three different articles):
- The main one is an urban building intended for commerce and residential space, consisting of a ground floor, where there is a FULLY OPERATING RESTAURANT OF ELECTION, which is LEASED.

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1st FLOOR, 2ND FLOOR and roof space constituted under a horizontal property regime, with two autonomous fractions.

- The third article consists of land intended for urban construction at the rear of the main building.

NOTE: The main building requires intervention, except for the facade, which could use its entire stone structure.
The Restaurant may remain in operation, maintaining the existing contractual conditions, or be delivered free of business, goods and equipment, leaving only the physical space (TO NEGOTIATION).

CPU AREAS:

A
Urban building intended for commerce and residential, comprising ground floor, 1st, 2nd. and roof span constituted under a horizontal property regime, with two autonomous units - Total land area: 412.0000 m² Building footprint: 320.0000 m² Total private gross area:
604.0000 m²

B
Land intended for urban construction - Total land area: 350.0000 m² Building footprint: 350.0000 m² Gross construction area:
800.0000 m² Gross dependent area: 350.0000 m²

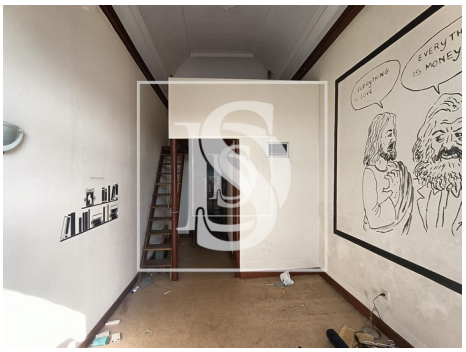
FOR MORE DETAILED INFORMATION PLEASE SCHEDULE YOUR VISIT TO THE SITE.
DO NOT MISS THIS OPPORTUNITY!

*When buying a property with the help of a professional from the DECIÕES E SOLUÇÕES (Esposende) network, one of the largest national networks, you can enjoy a 360° service for FREE.

We handle the entire financing and insurance process, with the BEST CONDITIONS THE MARKET can offer you.

All these services will be provided to you at no additional cost.

DISCOVER THE BEST PROPOSALS WE HAVE FOR YOU.



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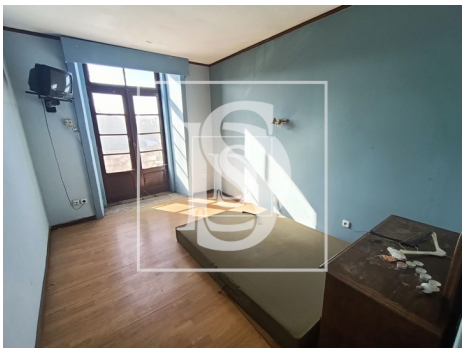

General features

- Built year: 1996
- Main drainage
- Solar orientation: North, South
- Views: River view, City view
- Energetic certification: D