# João Bento

**Tel:** 914640374

**Email:** joaobento@decisoesesolucoes.com

## Preço: 265 000 €

| | | | | | | |
|---|---|---|---|---|---|---|
| 10 | 0 | ✖ | 480 sqm | 0 sqm | ✖ | 1977 |

**Ref.** TNVJB823 | Alcanena

## Building =T10 in UDF de Malhou, Louriceira e Espinheiro

Excellent Investment Opportunity in the Heart of the City

This property represents a unique investment opportunity, situated in an extremely central location, close to the municipal market, post office, pharmacy, and various other local commerce amenities. With easy and convenient access, this property offers an ideal infrastructure for a variety of commercial and residential ventures.

The property comprises three distinct floors, each with a specific designation and generous private areas:

Ground Floor (Commerce):

Gross Private Area: 173.0000 m²
This floor is ideal for commercial establishments, with potential to be divided into garage spaces, meeting the parking needs of the central region.
1st Floor (Housing - T3):

**AMI:**

**Tel: | Email:**

**João Bento**

**Tel:** 914640374

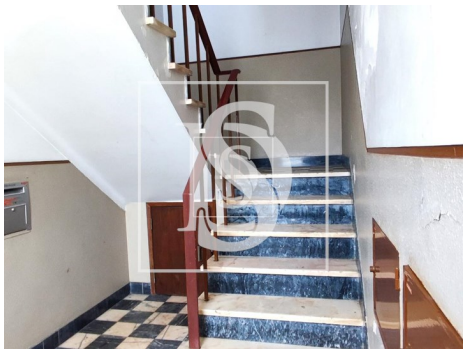
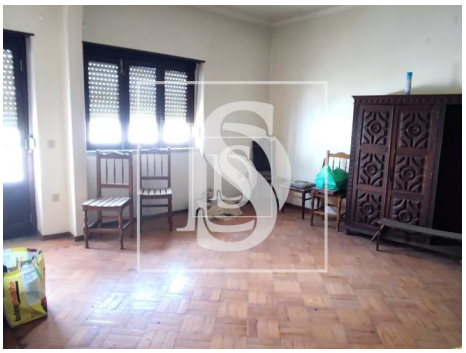
**Email:** joaobento@decisoesesolucoes.com

Gross Private Area: 133.1200 m²
This floor offers a spacious residential configuration, with three bedrooms and two bathrooms. Enjoy a comfortable and welcoming environment, with privileged views of the sunset.
2nd Floor (Housing - T3):

Gross Private Area: 133.1200 m²
Similar to the first floor, this level also features three bedrooms and two bathrooms, providing a spacious and well-lit residence with charming sunset views.
Attic (T2):

Gross Private Area: 71.9600 m²
This versatile space can be transformed into housing, offering two bedrooms, a bathroom, and a kitchen. Enjoy the fantastic view and tranquility provided by the balcony, ideal for moments of peace and relaxation. Additionally, it is important to highlight that the building is located in an Urban Rehabilitation Zone (ARU), which enables access to a range of benefits and tax incentives for urban rehabilitation and renewal projects.

This is a unique opportunity to acquire a versatile and well-located property, with potential for multiple uses and return on investment. Don't miss this chance to be part of the vibrant urban scene of this growing city. Contact us for more information and to schedule a visit.

# General features

**AMI:**

**Tel: | Email:**

# João Bento

**Tel:** 914640374

**Email:** joaobento@decisoesesolucoes.com

- Built year: 1977
- Energetic certification: D
- Views: Countryside views, Mountain views, City view

**AMI:**

**Tel: | Email:**