Nathalie Pereira

Tel: 912931023

Email: nathaliepereira@dsprivate.com

Preço: 160 000 €

2	2	✖	70 sqm	70 sqm	✖	1937

Ref. DSPESPOSAA9 | Viana do Castelo

2 BEDROOM VILLA AND COMMERCIAL SPACE - Opportunity not to be missed

2 BEDROOM VILLA AND COMMERCIAL SPACE - VIANA DO CASTELO
Discover a unique opportunity in Largo das Neves, Viana do Castelo, a vibrant area known for its thriving commerce and
with good profitability. This versatile property can be transformed for both housing and commerce, offering a world of possibilities for investors and entrepreneurs.

On the ground floor, the very high ceilings and the large space, with two independent entrance doors, make this place the perfect environment for customer service. The current configuration allows for efficient circulation, but the wall that divides the two fractions can be easily changed, facilitating access to the first floor.

Imagine a commercial space where every detail is designed for the comfort and convenience of your customers and employees. The bathroom located under the stairs can be extended, making it ideal for customer use, while the second bathroom on the ground floor would be dedicated exclusively to employees, ensuring an efficient and organized work environment.

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On the first floor, the rustic and refined style provides a warm and sophisticated atmosphere, perfect for creating a unique experience for customers. This space can be used as a leisure area or exclusive service, offering a pleasant and distinct environment.

Don't miss the opportunity to invest in this exceptional property in Largo das Neves, an area of high profitability potential in Vila de Punhe, Viana do Castelo. Whether for housing or commerce, this space offers versatility and unique features that can be tailored to your specific needs. Contact us today to schedule a viewing and explore all the possibilities this property has to offer. Turn your vision into reality and maximize your investment in this strategic and dynamic location.

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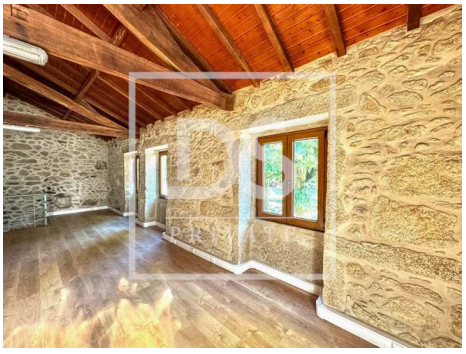

General features

- PVC frames
- Soccer field
- Proximity: Restaurants, City, Shopping, Pharmacy, Public Transport, Schools
- Gross Private Area: 70,72

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- Dependent Gross Area: 70,72
- Floors: 2
- Double glazing
- Energetic certification: F
- Mains water
- Built year: 1937
- Views: Urbanization view
- Main drainage
- Solar orientation: East