# Ricardo Augusto Frassini

**Tel:** 926111908

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## Preço: 636 900 €

| 0 | ✖ | 520 sqm | 160 sqm | ✖ | 1937 |
|---|---|---|---|---|---|

**Ref.** DSBRGLRF347 | Monção

## Building for Restaurant Use with Approved Project for Hospitality

Investment Property in Monção

With a prime location on Avenida das Caldas, close to the center of Monção, this building is an excellent opportunity for those looking for a property with strong potential for appreciation and profitability.

With 520 m² of gross construction area, spread over three floors, it has an approved project for a guesthouse and/or hotel. The building is located on the city's historic walls, offering a unique investment opportunity for tourism-related projects.

The charm of its period architecture, combined with proximity to shops, services, and points of interest, makes this asset particularly attractive to discerning investors.

 Ideal for:

Rehabilitation projects focused on residential use

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Investors seeking rental income or local accommodation

Those betting on real estate appreciation in inland Portugal

Energy rating: E

Schedule your visit today — don’t miss out on this opportunity!

# General features

- Built year: 1937
- Floors: 3
- Quiet Location
- Uninterrupted views
- Hotel complex
- Views: River view, City view, Garden view
- Attic
- Parking space
- Energetic certification: E