Volpes Case srl
via Brenta 2/a - 00100 Roma
Phone number 0632111255

Showroom for sale in Bracciano in area
€ 400.000
Ref. V45-5700



2.600 sq.m. | Rooms: 2 | Bathrooms: 2

Bracciano - Monte Franco Area At the entrance to Bracciano, approximately 1 km from the roundabout where McDonald's is located, Volpes Case offers for sale a commercial building (cadastral category C/1) with surrounding land of 1,860 m2, set within a total land area of 2,600 m2. The property is currently built on a 188 m2 plot, with the possibility of expansion up to approximately 600 m2, in compliance with the following urban planning parameters: cubic capacity: 0.80 m3/m2 maximum building capacity: 1.5 m3/m2 maximum permitted height: 10.50 m The property is located along the Strada Provinciale Settevene Palo Secondo, characterised by high traffic flow, with direct connections to Cerveteri, Aurelia and the A12 motorway on one side, and to Bracciano, Rome, Manziana and Viterbo via Via Braccianese on the other. Due to its C/1 cadastral classification, the property is suitable for any commercial activity, including tourism and collective catering. Main features: Lot 1 included in the “Condotti” Implementation Plan, approved by the Municipality of Bracciano. Falling within zone F2 (areas for private services for public use). Absence of restrictions and easements. Strategic location on a high-traffic artery. Presence of important commercial establishments in the immediate vicinity. Large area designated for parking in front. Ideal for: Perfect for sales, service, or catering and tourism businesses. For information, contact Volpes Case, Via Brenta 2/a, Rome, Tel. 06 32111255, segreteria@volpescase.it. Volpes Case, directly and through its selected partners and professionals, offers comprehensive services for all real estate needs: brokerage, property management, technical, legal, and planning assistance, financial consulting, and renovations. Professionalism and experience for customized solutions.

Certification

Energetic class: G

Property details

Post code: 62	**Bathrooms**: 2
Rooms: 2	**Property state**: To be modernize
Covered sq.m.: 188 sq.m.	**Uncovered sq.m.**: 1.860 sq.m.
Coverable sq.m.: 630 sq.m.	**Autonomous heating**: Autonomous

















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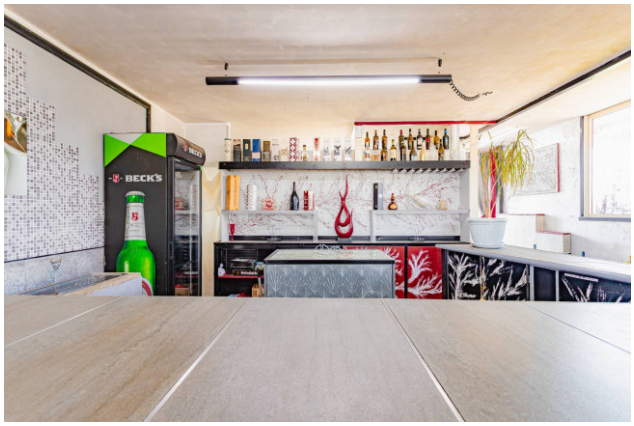
















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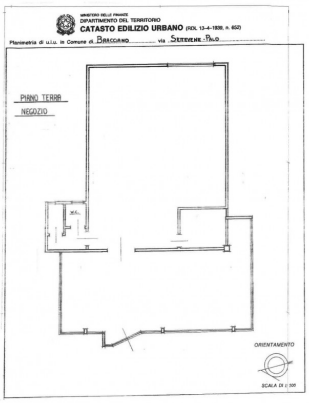












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