

**Commercial Activities for Sale in Chianciano Terme (SI)**

**87.000 €**

**Ref: AC19**



**Size : 72 sqm**

**Bathrooms : 1**

**Energy class : G**

**IPE : 300**

CHIANCIANO TERME (SI), very central in Piazza Italia for sale commercial activity of TOBACCO / NEWSPAPERS, GIFT ITEMS, LOTTOMATICA, SCRATCH CARDS, CARD REFILLS and much more. On the ground and first floor, in a very bright room, well exposed with large windows. It has two entrances and the use of a shaded external area. Easy parking. The total commercial area is about 72 square meters divided into rooms for the various activities, on the first floor warehouse and services. It is in an excellent state of management, with efficient machinery and enjoys an excellent work schedule. The property (leased) is equipped with an independent methane heating system and air conditioning. The window frames are in black anodized aluminum with double glazing. The flooring of the whole room is in single-fired ceramic. Request Euro 87,000. (Energy Class: G and I.P.E.: > 200 KWh/m<sup>3</sup>year). Ref. AC19.





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