

REFERENCE: NT501

City	Alleghe
Type	Locale Commerciale
Price	180.000,00 €

OVERVIEW

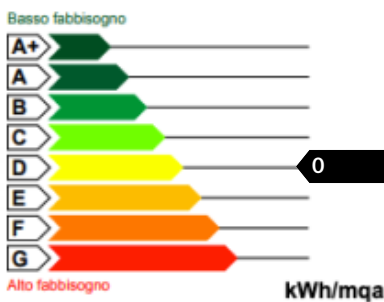
Building State	Buono / Abitabile
Garden	NO
Elevator	YES
Heating	Riscaldamento autonomo, Riscaldamento a radiatori

SQ. METERS

Commercial	92
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FEATURES

Rooms	5
Bedrooms	0
Bathrooms	2
Balconies	NO
Garage	NO
Parking Spaces	YES
Floor	T
Total floors	-
Year	1996



Consultant
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DESCRIPTION

Commercial space of about 100 sqm, located on the ground floor of a building constructed in 1996, offers a versatile and strategic solution. The property is situated in the heart of Caprile di Alleghe, ensuring a central and high-visibility location.

The space is divided into two independent units, both with separate entrances:

- **Shop** complete with a **service bathroom**, ideal for welcoming clients in a well-maintained and functional environment.
- **Spacious studio**, also equipped with **sanitary facilities**, perfect for professional, creative, or administrative activities.

Included in the sale is also half of a **covered garage**, a valuable asset in the city center.

Caprile di Alleghe represents a strategic location in the heart of the Dolomites, being a short distance from renowned places like Alleghe, Rocca Pietore, Selva di Cadore, and Arabba. This ensures a constant flow of residents and tourists throughout the year, with a significant increase during peak seasons.

The property is available for both **sale and rent**

