

**Real estate agency**

**Building complex - cod.S1080 - Sant'Andrea price 495.000,00 euro**

We offer for sale this spacious property in the renowned area of Sant'Andrea, currently used for commercial purposes, where it is possible to make a change of intended use to transform it into a single house, or into two independent apartments. This 170 m2 property is entirely on the ground floor and offers a large surface area, and large glass openings with a splendid view of the Gulf of Sant'Andrea. It does not have a garden but a roof terrace, and 2 parking spaces. It is also possible to purchase additional parking spaces. Ideal property for investment and income generation.

**characteristics**

|                   |                    |
|-------------------|--------------------|
| Code              | S1080              |
| Typology          | Indipendent house  |
| Floor             | Ground floor       |
| Surface (sqm)     | 170                |
| Garden            | no                 |
| Terrace/Balcony   | yes                |
| N. bedrooms       | 3                  |
| N. bathrooms      | 3                  |
| Distance sea      | 500 mt             |
| Sea view          | yes                |
| Parking space/Box | yes                |
| Energetic class   | "G Ipe 175 KWh/mqa |



**fotogallery**

