

**Real estate agency**

**Commercial property - cod.EG1049 - Centro price 170.000,00 euro**

In the center of Marciana Marina near the public gardens and the market area, we offer a completely renovated building for use as a studio / office.

The property is in excellent condition and is distributed on two levels, on the ground floor we find an entrance, study, bathroom and anteroom. In the basement, connected by an internal staircase, we have a large room of about 40 square meters in addition to a second bathroom and closet. The underground structure is not humid as it is surrounded by a drainage channel so as to allow air to circulate between the walls and the ground.

On both levels there is a hot / cold air conditioning system also recently installed.

Möglichkeit der Änderung des städtebaulichen Ziels in Wohngebiet!

The property is sold without dental equipment which can be purchased separately.

**characteristics**

|                         |                       |
|-------------------------|-----------------------|
| Code                    | EG1049                |
| Typology                | Office                |
| Floor                   | Ground floor - Buried |
| Surface (sqm)           | 80                    |
| Garden                  | No                    |
| Terrace/Balcony         | 10 mq                 |
| N. bathrooms            | 2                     |
| Heating                 | Autonomous            |
| Distance sea            | 250                   |
| Sea view                | No                    |
| Parking space/Box       | No                    |
| [EN] Spese Condominiali | No                    |
| Aria condizionata       | Yes                   |



