



## Industrial Warehouses & Caretaker House For Sale in Sulmona Abruzzo Italy



### Agenten-Info

|                         |   |
|-------------------------|---|
| Name:                   | Niall Madden  |
| Name der Firma:         | Esales Property Limited   |
| Land:                   | Vereinigtes Königreich  |
| Erfahrung seit:         | 2002  |
| Art der Dienstleistung: | Immobilien verkaufen  |
| Spezialgebiete:         |   |
| Art der Immobilie:      | Wohnungen   |
| Telefon:                |   |
| Sprachen:               | English   |
| Webseite:               | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Anzeigen-Details

|                |                  |
|----------------|------------------|
| Immobilie für: | Kaufen           |
| Preis:         | USD 5,697,918.17 |

#### Standort

|                       |                   |
|-----------------------|-------------------|
| Land:                 | Italien           |
| Staat/Region/Provinz: | Abruzzen          |
| Stadt:                | Sulmona           |
| Adresse:              | Strada Statale 17 |
| Postleitzahl:         | 67039             |
| Veröffentlicht:       | 28.07.2023        |

Beschreibung:

Industrial Warehouses & Caretaker House For Sale in Sulmona Abruzzo Italy

Esales Property ID: es5553496

Strada Statale 17

67039

Sulmona

L'Aquila – Abruzzo – Italy

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Italy is quickly gaining a reputation as one of the most desirable places across the world to live or visit.



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On offer here is a chance to make a smart financial investment into this magnificent part of the world.

Industrial warehouse, attached to famous FIAT site in central Italy, best industrial location for logistics, fully equipt warehouse work all certification, safety emergency doors, roof fire escape chimneys.

Sulmona Warehouses offices and caretaker house. The property is located in the industrial area of Sulmona 500 meters from the center and 1 km from the Roma L'Aquila motorway exit. Overall, the area in question has a development of 5000 square meters, 7.40 m high, used as a warehouse with 2 entrances, one facing the road the other rear area plus 4 other exits.

The warehouses have loading and unloading platforms, alarm system with video surveillance 24 hours a day. New roof just redone with certifications issued by the eagle firefighters. The warehouse area is currently divided into 5 parts, but with the possibility of being modified as desired by the customer. On the first floor we find a total of 840 square meters of offices, half of which are already furnished. Wired with network and fiber systems (point 0).

Connected to the warehouses and offices is a new fully furnished custodian apartment consisting of a living room, kitchen, 2 bedrooms and two bathrooms. Outside, a square of 5000 square meters with access from the provincial road, excellent position, also commercial, due to the high flow of cars.

The structure has 2000 square meters in the rear area which is also used as a square and the entire building is located next to the Fiat Magneti Marelli Di Sulmona, an enviable position and one of the best in the industrial area of Sulmona.

The asking price is 5,000. 000.00 per body including shelving furnishings and forklifts.

The owner is also willing to rent the whole asset for 45,000 euros x month if interested, with bank guarantees and minimum 1-year contracts.

## ABOUT THE AREA

Sulmona is a city and comune of the province of L'Aquila in Abruzzo, Italy. It is located in the Valle Peligna.

Sulmona is a surprise when you see it for the first time – a lively and upscale town in the middle of Abruzzo. Resting at the foot of Monte Maiella, it is situated in the valley, making it easy to get around without having to huff and puff uphill. The Roman origins of this city are evident in its layout, and it was the birthplace of noted ancient poet Ovid, who was born here in 43 BC. That gives it truly ancient origins, though it was the Middle Ages that left the most impressive mark on Sulmona. Wander around the historic center to see the medieval monuments and buildings, and the Renaissance era palaces that lend a surprisingly sophisticated air to the city.

Sulmona saw a big boost under the reign of Frederick II, who built the aqueduct that is still visible and a symbol of the city in Piazza Garibaldi, and he made the city a political and judicial center for that part of his empire. Some of the sights include the impressive Palazzo Annunziata, ornately decorated with



carvings, which was an orphanage, a hospital and a civic center, now home to the Civic Museum. The neighboring church is likewise adorned and worth seeing. The church of San Francesca della Scarpa is beautiful with its monumental portal, dome and interior circular courtyard. Just a few minutes outside the city is the Abbey Morronese, a walled complex with five courtyards and the abbey church in a country setting.

Sulmona is truly beautiful, with its city gates, Old World atmosphere and lively atmosphere. It's also colorful and sweet, thanks to the confection crafted here, confetti. The sugar-coated almonds have been a part of Italian celebrations for centuries, and it is said that a form of confetti have been made here since the Roman era. You'll see them wrapped up and tucked into beautiful bouquets and fancy shapes.

There is an annual festa that brings a lot of excitement to Sulmona, the Giostra Cavalleresca, a medieval jousting match on horseback in period costumes. Similar to the Palio of Siena, it's a high-energy festival with a city-wide party to go along with it

## MAiN FEATURES:

- \* 8000m<sup>2</sup>
- \* Close to essential amenities like such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Italy
- \* Many excellent sports facilities, walking and sports areas nearby
- \* 2 floors
- \* Good condition
- \* 10 rooms
- \* 6 toilets or bathrooms adapted for the disabled
- \* Located on the ground floor
- \* Built in 2005
- \* Heating
- \* Air conditioning
- \* Warehouse / archive
- \* Alarm system
- \* Ventilation system
- \* Fully equipped kitchen
- \* Security door

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Zustand: Gut

### **Allgemein**

Fertige m<sup>2</sup>: 8000 m<sup>2</sup>  
Grundstücksgröße: 8000 m<sup>2</sup>

### **Versorgungsdetails**

Heizung: Ja



## Mietdetails

Möbliert: Ja

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der virtuellen Tour: [https://www.youtube.com/embed/wT5uT2XIWZE?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent](https://www.youtube.com/embed/wT5uT2XIWZE?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent)

## Kontaktinformation

IMLIX ID: IX4.693.492

