



## Castelguglielmo, the ideal investment



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 83,320.46

### Τοποθεσία

Χώρα:	Italy
Νομός/Περιοχή/Επαρχία:	Veneto
Πόλη:	Castelguglielmo
Ταχυδρομικός κωδικός:	45020
Δημοσιεύθηκε:	02/02/2023
Περιγραφή:	

Convenient, central, well exposed and located in a strategic area we present a comfortable three-room apartment a stone's throw from all services, perfect opportunity to invest. A curious fact is that the apartment for sale is located in a building that, back then, served as a primary school. From here the particular shape and the very large doors, for example. As mentioned above, it is mainly an investment property. This is due to the presence of the Giancesco Hub of Amazon, just 3 km away, which every year attracts tens of thousands of new workers from the whole region and therefore ensuring a continuous, constant and guaranteed employment rate. The current owner rents the apartment for € 450, which on an initial investment of 72,000 constitutes an income rate of 7%, an opportunity not to be taken under leg. The house consists of a spacious but minimal living area which has an open kitchen and a dining room, partially furnished. To this, however, we must also add a single bedroom and a double bedroom, making it a proposal aimed precisely at the workers in the area. At an affordable price, in the well-served area, the eye should not be scared by the facades for which the reorganisation procedures have already been started at the expense of the current condominiums. Located on the second floor of the building, the apartment overlooks the Canalbianco and enjoys a north-east exposure, while indicating that the house has natural light throughout the day. All services such as the supermarket, which is 200 meters away, for example, are exactly set a stone's throw from the apartment. So whether these are schools, pharmacy, gyms are all well served while, on the other side, you are certainly not in a subway or in an area with a high population of traffic, so you can expect tranquility and stability; at the same time enjoy all the advantages of being half an hour from Ferrara, a note to be taken into account the centrality of services, but also of the one related to the region and the large surrounding capitals.



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Κατάσταση:	Good
Tenanted:	Ναί

## Κοινά

Κρεβατοκάμαρες:	2
Μπάνια:	1
Τελειωμένα τετραγωνικά πόδια:	75 τ.μ
Floor Number:	2

## Room details

Total rooms:	3
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## Utility details

Heating Fuel:	Gas
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## Building details

Parking:	Ναί
Αριθμός ορόφων:	4

## Lease terms

Date Available:	
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## Επιπλέον πληροφορίες

Link:	<a href="http://www.arkadia.com/DBMR-T464/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/DBMR-T464/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	v003063
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