



## Building for Sale in the Centre of Villanueva de la Serena – Ideal for Investors



### Info Agente

|                   |                    |
|-------------------|--------------------|
| Nombre:           | António Pereira    |
| Nombre empresa:   | ITHLUX             |
| País:             | Portugal           |
| Experience since: |                    |
| Tipo de servicio: | Selling a Property |
| Specialties:      |                    |
| Property Type:    | Apartments         |
| Teléfono:         |                    |
| Languages:        | Portuguese         |
| Sitio web:        |                    |

### Detalles del anuncio

|                 |                |
|-----------------|----------------|
| Propiedad para: | Venta          |
| Precio:         | USD 289,870.27 |

### Ubicación

|                          |             |
|--------------------------|-------------|
| País:                    | España      |
| Estado/Región/Provincia: | Extremadura |
| Ciudad:                  | Badajoz     |
| Publicado:               | 14/04/2025  |

### Descripción:

Are you looking for a unique investment opportunity in one of the best areas of Villanueva de la Serena? This building for sale in the heart of the city combines location, profitability and multiple possibilities of use. With direct access from the street and in excellent condition!

### Premium Location

Located in the heart of Villanueva de la Serena, with easy access to all the services, commercial and administrative areas of the city. Ideal for both commercial and residential use.

### Property Layout:

Ground floor Commercial premises + interior courtyard

2 premises at street level (15 m<sup>2</sup> and 60 m<sup>2</sup>) with great visibility and pedestrian traffic.

1 interior room of 70 m<sup>2</sup> with multiple uses (warehouse, office, workshop, etc.).

Patio with access to the boiler room.



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## First Floor Office Convertible into Housing

122 m<sup>2</sup> distributed in 5 offices, 1 bathroom, terrace outside the street and interior patio.

Possibility of converting into a spacious home (contact us for more information!).

## Second Floor 5 Bedroom Apartment

Apartment in excellent condition with 5 bedrooms, 2 bathrooms, independent kitchen, living room and outdoor terrace.

Currently rented, which guarantees immediate profitability for investors.

## Highlights

Building with elevator

Excellent state of conservation

Central location with high demand

Ideal for investors or to combine commercial and residential use

Investment Opportunity in Villanueva de la Serena.

This building meets all the conditions to become your next profitable project. Its versatility and location make it one of the best opportunities in the local real estate market.

Contact us today and request more information or schedule your visit without obligation.

- REF: ITH3412

Nuevo: No

## Común

Dormitorios: 4

Baños: 3

Tamaño del lote: 226 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: ITH3412



# IMLIX

**IMLIX Mercado Inmobiliario**

<https://www.imlix.com/es/>

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