



## Commerical property with apartment for Sale In Cleto Calabria Italy



### Info Agente

Nombre:	Niall Madden
Nombre empresa:	Esales Property Limited
País:	Reino Unido
Experiencia since:	2002
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments
Teléfono:	
Languages:	English
Sitio web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 197,130.34

### Ubicación

País:	Italia
Estado/Región/Provincia:	Calabria
Ciudad:	Cleto
Dirección:	Cleto
Código postal:	87030
Publicado:	23/06/2025

### Descripción:

Commerical property with apartment for Sale In Cleto Calabria Italy

Esales Property ID: es5554564

Cleto Calabria

87030 Italy

An Exceptional Commercial Property with Residential Apartment For Sale in Cleto, Calabria, Italy: A Fusion of Opportunity and Idyllic Living

Nestled in the heart of the captivating Calabria region of Southern Italy, in the charming locality of Cleto, presents a unique and compelling real estate offering: a substantial commercial property thoughtfully integrated with a comfortable residential apartment. Situated at precise geographical coordinates –



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Latitude: 39.078232 and Longitude: 16.16269 – this versatile property presents an exceptional opportunity for entrepreneurs seeking a live-work lifestyle, investors looking to capitalize on the region’s growing appeal, or those desiring a foothold in a picturesque Italian town with income-generating potential.

This distinctive property comprises two primary units, each offering significant space and unique characteristics. The second floor hosts a well-appointed apartment spanning a generous 132 square meters. This residential haven features a practical and sociable layout, incorporating three comfortable rooms adaptable as bedrooms or studies, an open-plan living and kitchen area fostering a sense of togetherness and modern living, a functional bathroom, and a convenient storage room for household necessities. A notable highlight of the apartment is its private balcony, offering breathtaking panoramic vistas that stretch across verdant olive groves and culminate in the majestic silhouette of the historic Cleto Castle, providing a daily spectacle of Calabrian beauty.

The ground floor presents a substantial commercial space, encompassing a total area of 140 square meters. This includes a spacious 128 square meters of interior space, ideally suited for a variety of commercial ventures. The property’s immediate past as a thriving pizzeria is evidenced by the inclusion of a traditional wood-fired oven, a significant asset for any aspiring restaurateur. The ground floor also features essential amenities for commercial operation, including a bathroom and a practical pantry area for storage. Extending the commercial potential is a valuable 484 square meter courtyard, previously utilized as an inviting outdoor terrace and parking area. This versatile outdoor space, complete with a built-in grill, offers immense potential for various commercial applications, such as reinstating a pizzeria with al fresco dining, establishing a charming café, or providing convenient parking for customers.

The property further benefits from an additional outdoor garden area, offering a touch of green tranquility and potential for landscaping or personal enjoyment. The combined area of the ground floor commercial space and the second-floor apartment totals an impressive 272 square meters (140 m<sup>2</sup> + 132 m<sup>2</sup>), representing a significant property footprint with diverse possibilities for utilization. Located specifically in Contrada Pianta within Cleto, this property offers a blend of peaceful residential living and promising commercial prospects within a region rich in history, culture, and natural beauty.

Just a short stroll of approximately 600 meters from the residence lies a unique opportunity to acquire locally produced olive oil directly from the source. This exceptional convenience is further enhanced by the fact that the olives utilized for this premium oil are cultivated on the very land situated opposite the house, across the street, offering a direct connection from the grove to your table and ensuring both freshness and a truly local flavor.

### Investment Potential and the Opportunity for a Unique Lifestyle

This commercial property with an integrated apartment in Cleto presents a compelling investment opportunity with the added benefit of a unique live-work lifestyle. The ground floor commercial space, previously a successful pizzeria, offers immediate income-generating potential, particularly with the inclusion of the wood-fired oven and the valuable outdoor courtyard. The possibility of reinstating the pizzeria or establishing an alternative commercial venture, such as a café, shop, or service-based business, is significant, catering to both locals and the increasing number of tourists drawn to the region’s beauty



and attractions.

The second-floor apartment provides comfortable and well-appointed living accommodation, ideal for the property owner or as a potential rental unit, further enhancing the investment returns. The panoramic views from the balcony add a touch of luxury and appeal to both residents and potential tenants. The combined residential and commercial nature of the property offers flexibility and the potential for a sustainable income stream.

In conclusion, this commercial property with a residential apartment for sale in Cleto, Calabria, Italy, represents a rare and compelling opportunity to acquire a versatile asset in a region of significant natural beauty and cultural richness. The combination of a substantial ground-floor commercial space, a comfortable second-floor apartment with panoramic views, and its strategic location within easy reach of historical sites, charming towns, and the stunning Costa degli Dei, makes this property a truly exceptional offering. Whether you are an entrepreneur seeking a live-work solution, an investor looking for income-generating potential in a growing tourist region, or someone dreaming of owning a piece of Italian paradise, this property in Cleto offers a unique blend of opportunity and idyllic living. Don't miss the chance to own this gem in the heart of Calabria.

## ABOUT THE AREA

Cleto itself is a captivating hilltop village steeped in history and offering a genuine taste of Calabrian life. Dominating the skyline is the Castello Medioevale Cleto, also known as Castello di Pietramala. Constructed by the Normans in the 11th century atop Monte Sant'Angelo, the castle ruins have undergone restoration and now serve as a popular venue for events, including weddings, drawn by its romantic ambiance and spectacular panoramic views encompassing the valley and the shimmering Tyrrhenian Sea. Monte Sant'Angelo itself offers scenic hiking trails and numerous viewpoints, inviting exploration of the surrounding olive groves and the distant coastline.

The strategic location of Cleto provides easy access to a wealth of attractions within a short radius. Just approximately 10 kilometers southwest lies the charming coastal town of Amantea. This town boasts a picturesque old town, Amantea Vecchia, perched on a hill, and the historic Amantea Castle. The inviting beaches, such as Spiaggia di Coreca, and the significant Church of San Bernardino da Siena are additional highlights for visitors. Approximately 3 kilometers northeast of Cleto is Castello di Savuto, another Norman-era castle. Remarkably well-preserved, Castello di Savuto offers impressive views of the surrounding landscape and a tangible connection to the region's medieval past.

A slightly further excursion, around 45 kilometers northeast, brings you to the historic city of Cosenza. Known for its labyrinthine old town with narrow, winding streets, Cosenza is home to the magnificent 11th-century Cosenza Cathedral and the imposing Castello Svevo, a Swabian fortress commanding a hilltop vantage point. The Crati River meanders through the city, and the open-air museum MAB (Museo all'Aperto Bilotti) showcases contemporary sculptures, adding a modern artistic flair to the historical setting. Approximately 20 kilometers south of Cleto lies Fiumefreddo Bruzio, a picturesque medieval village recognized as one of Italy's 'Borghi più belli' (most beautiful villages). Its impressive Castello della Valle and breathtaking panoramic views of the coastline make it a truly enchanting destination.



Venturing further south, approximately 35 kilometers away, is the town of Paola, famous for the Sanctuary of San Francesco di Paola, a significant pilgrimage site attracting visitors from far and wide. The architecturally impressive church and monastery are nestled within a hilly landscape, offering both spiritual and visual appeal. Approximately 30 kilometers southeast of Cleto is Lamezia Terme, a town known for its therapeutic thermal springs, Terme di Caronte, and the historical ruins of the Norman castle, Castello Normanno. The Lamezia Terme Cathedral (Cattedrale dei Santi Pietro e Paolo) is also a notable landmark. Other charming nearby villages include Belmonte Calabro (approx. 25 km south), offering a peaceful retreat with a medieval castle overlooking the Tyrrhenian Sea, and Aiello Calabro (approx. 10 km north), a delightful hilltop village with its own castle and historic old town, providing stunning views of the surrounding area.

## The Allure of the Costa degli Dei and the Natural Beauty of Calabria

The property's location also provides convenient access to the renowned Costa degli Dei, the 'Coast of the Gods,' stretching south from Cleto towards Tropea (approximately 40–50 kilometers). This stunning coastline is celebrated for its crystal-clear turquoise waters and pristine white sandy bays. The beaches of Capo Vaticano and Parghelia stand out as particularly idyllic destinations, offering unparalleled opportunities for swimming, sunbathing, and enjoying the Mediterranean Sea. The dramatic cliffs and hidden coves of the Costa degli Dei create a truly breathtaking coastal landscape.

Beyond the coastline, the natural beauty surrounding Cleto is equally captivating. Monte Sant'Angelo, within Cleto itself, invites exploration with its hiking trails and numerous viewpoints offering sweeping vistas of the olive groves carpeting the hillsides and the azure expanse of the sea. The nearby Savuto River offers a tranquil setting for walks and nature exploration, its banks adorned with typical Mediterranean flora, including fragrant olive, vibrant orange, and zesty lemon trees. The gentle flow of the river through the landscape adds to the serene ambiance of the region.

The climate in Calabria is typically Mediterranean, characterized by warm, sunny summers and mild, wet winters. This favorable climate allows for a long outdoor season, perfect for enjoying the beaches, exploring the countryside, and savoring al fresco dining on the property's courtyard. The fertile land supports a rich agricultural tradition, evident in the abundance of olive groves, vineyards, and citrus orchards that dot the landscape. The local cuisine is a testament to the region's agricultural bounty, featuring fresh, seasonal ingredients and bold, flavorful dishes.

The strategic location of Cleto, within easy reach of numerous historical sites, charming towns, and the stunning Costa degli Dei, makes it an attractive base for tourists. This proximity enhances the commercial potential of the ground floor space and the rental appeal of the apartment. The growing popularity of Calabria as a tourist destination suggests a strong potential for appreciation in property values over time.

The opportunity to own a piece of Italian history and culture in a picturesque setting is also a significant draw. Cleto offers a genuine Italian experience, with a friendly local community and a slower pace of life. The combination of commercial opportunity, comfortable living, and access to the natural and cultural riches of Calabria makes this property a truly exceptional find.

## Nearest Airport and Accessibility



For those traveling to and from Cleto, the nearest major international airport is Lamezia Terme International Airport (SUF), located approximately 50-60 kilometers to the south. Lamezia Terme Airport offers a wide range of domestic and international flights, providing convenient access to Calabria from various European destinations. From Lamezia Terme Airport, Cleto can be easily reached by car via well-maintained roads, with the journey typically taking around 45 minutes to an hour, depending on traffic conditions. Car rental services are readily available at the airport, offering flexibility for exploring the region. Alternatively, train and bus connections are also available, although they may involve transfers and a slightly longer travel time. The proximity to a major airport enhances the accessibility of the property for both personal use and for attracting potential customers or tenants.

## MAiN FEATURES:

- \* 272m<sup>2</sup> of living space
- \* 800m<sup>2</sup> plot
- \* 3 Bedroom
- \* 2 Bathroom
- \* Stunning Views
- \* Close to essential amenities 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 cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### **Común**

Dormitorios:	3
Baños:	2
Pies cuadrados terminados:	272 m <sup>2</sup>
Tamaño del lote:	800 m <sup>2</sup>

### **Lease terms**

Date Available:

### **Información adicional**

Virtual tour URL: <https://www.youtube.com/embed/ZMvWGIZZk80>

### **Contact information**

IMLIX ID: IX7.194.288



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