



## Warehouse 10 Minutes from the Center of Chaves, Unique Investment Opportunity



### Informazioni sull'Agente

Nome:	Aurora Gomes
Nome della ditta:	ComprarCasa Chaves
Nazione:	Portugal
Experience since:	2004
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+351 (276) 309-100
Languages:	English, Portuguese
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 408,105.75

### Posizione

Nazione:	Portugal
Stato / Regione / Provincia:	Vila Real
Città:	Chaves
Indirizzo:	Santa Cruz/trindade e Sanjurge
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### Descrizione:

We present this excellent warehouse located just 10 minutes from the center of the city of Chaves, with a total area of 2,035m<sup>2</sup>, of which 766m<sup>2</sup> are occupied by a covered, robust and functional structure, ideal for multiple commercial, industrial or logistical purposes.

This property stands out for its large patio, with generous outdoor space that allows heavy vehicle maneuvers, parking, or even future expansion of the facilities, according to the needs of your business.

Privileged location, very close to the urban center, ensuring easy access and excellent visibility.

Versatility of use: ideal for warehouse, logistics centre, workshop, industrial space, or even conversion for other commercial purposes.

Large and functional land, something rare in this proximity to the city.

Strong attraction for investors looking for properties with potential for appreciation and high demand in the region.

Near the city of Chaves, there is no other property with these characteristics: proximity, size, outdoor



space and growth potential.

If you are looking for a strategic space, with excellent accessibility and prepared for the future, this is the ideal opportunity.

Fully renovated warehouse, next to the A24 junction, with a surrounding area of 1351 m2 of land, with a warehouse area of 979 m2.

with a construction volume of 5286 m3, with 2 floors, 2 floors above the threshold level, with a height of 7.25 meters, with the use of a warehouse, with electric doors.

The year of construction is 2013, with a sandwich board roof and cement block construction, painting of walls with plastic paint, with the necessary drainage system, including the respective rainwater installations; iron frames, with water supply from the public network, with public sanitation, with office and 2 bathrooms - REF: 322/N/00908

Nuovo:	No
Condizione:	Reformed

## Comune

Bagni:	1
Finito piedi quadrati:	979 mq
Dimensione del lotto:	1351 mq

## Lease terms

Date Available:

## Contact information

IMLIX ID:	322/N/00908
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