



Castelguglielmo, the ideal investment



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 84,512.09

Location

Country: Italy
State/Region/Province: Veneto
City: Castelguglielmo
ZIP code: 45020
Posted: Feb 02, 2023

Description:

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.



Condition: Good
Tenanted: Yes

Common

Bedrooms: 2
Bathrooms: 1
Finished sq. ft.: 75 sq m
Floor Number: 2

Room details

Total rooms: 3

Utility details

Heating Fuel: Gas

Building details

Parking: Yes
Number of Floors: 4

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/DBMR-T464/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: v003063

