Commercial service building, ground floor, in the centre of Carrazeda de Ansiães

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:	EUR 286,000

Location

Country:	Portugal
State/Region/Province:	Bragança
Posted:	Oct 05, 2026

Description:

Building for Commerce and Services in the Center of Carrazeda de Ansiães, district of Bragança.

Excellent opportunity to install or expand your business in a central and strategic location of Carrazeda de Ansiães.

Located on Rua Luís de Camões, a few meters from the centre of the village, this urban building intended for commerce and services is located in a consolidated area, predominantly residential and well served by commerce, services and public facilities.

The property benefits from good access, namely to the IC5, being about 100 meters from the school complex and approximately 250 meters from the City Hall.

With a gross construction area of 381 m^2, the building is entirely developed on a single floor and has four fronts, providing good luminosity, visibility and ease of access. It is located on a plot of land with 1,189 m^2, which includes a generous patio area.

The interior has a functional and versatile distribution, consisting of: Large main area; Meeting room; Offices; Archive; World Cup; Two sanitary facilities; Pantry for meals; Technical divisions;....

The size, configuration and location of the property allow it to be adapted to different projects, such as offices, clinic, training centre, coworking space, specialised trade, public or private services, corporate

headquarters or other professional activities.

Although it needs updating and personalisation work, it has a high potential for requalification and enhancement, allowing the creation of a space entirely adjusted to the needs of the future owner.

An especially interesting opportunity for companies, investors or entities looking for an independent property, with outdoor area and a privileged location in the centre of Carrazeda de Ansiães.

The property benefits from a central location, being about 1 to 2 minutes by car from the school complex, City Hall, Health Center, Fire Department, GNR and bus station. It has public road transport nearby and is approximately 11 minutes from the access to the IC5 and 22 minutes from the Tua Train Station, on the Douro Line.

The location allows a quick connection to the main towns in the region, being about 15 minutes from Vila Flor, 45 minutes from Mirandela, 50 minutes from Macedo de Cavaleiros and Vila Real and approximately 1 hour and 20 minutes from Bragança. Porto is about 1 hour and 50 minutes away. The property also benefits from a strategic position in relation to Spain, with the border at approximately 1 hour and 30 minutes and the cities of Zamora and Salamanca at approximately 2 hours and 10 minutes and 2 hours and 40 minutes, respectively.

Contact us for more information or to schedule a viewing.
Energy Rating: C
#ref:EDI_4362

Built:	1981

Common

Finished sq. ft.:	381 sq m
Lot Size:	1189 sq m

Building details

Parking:	Yes
Number of Garages:	1

Lease terms

Date Available:

Additional information

Website URL:	http://www.arkadia.com/DWMT-T2724/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:	EDI_4362