

## for Sale to Leinì



### **420 sqm | Bathrooms: 2 | Rooms: 4**

We offer for sale a large commercial/tertiary/artisan/representative office space located on the ground/mezzanine floor in a residential and serviced area in the municipality of Leinì.

The property spans approximately 420 square meters, divided into a large open-plan main room (approximately 370 square meters), three bedrooms, and two bathrooms, ensuring ample space and a comfortable interior layout. The property is in excellent condition, thanks to regular maintenance and ongoing care by the owner.

The spaces are bright and well-ventilated thanks to a window covering 50% of the perimeter, in addition to the entrance window, which allows for good natural lighting and ventilation. The heating is independent and powered by natural gas, ensuring an efficient and customized heating system for the entire property. Its location offers advantages in terms of both visibility and convenience, being easily accessible for both customers and suppliers. Regarding transport, the State Road 460, which quickly connects us to Turin on one side and the Canavese area on the other, can be reached in less than 5 minutes.

Furthermore, the surrounding area guarantees a constant flow of potential customers. In short, this space, thanks to its versatility, can be configured and used in a variety of ways, representing a great opportunity for anyone looking to start or expand their business in a high-traffic area with an established clientele.

This property features a large, non-private parking lot adjacent to and above the building, accessible via a convenient ramp. This feature of the building, located close to the town center, represents a significant added value for anyone considering a move.

Cl. En. "F" Ipe 409.48 KWh/m2 year

## Property details

**Ref.:** 14224

**Reason:** Sale

**Type:**

**Region:** Piemonte

**Province:** Torino

**Municipality:** Leinì

**Price:** € 179.000

**Total sq.m.:** 420 sqm

**Bathrooms:** 2

**Rooms:** 4

**Number Of Windows:** 1



Il presente stampato ha valore puramente indicativo e non costituisce elemento contrattuale nè presupposto contrattuale.

**Chiusano & C. Torino**

Via Pastrengo, 29 - Torino (TO) - Phone number 0115682858

chiusano@chiusano.com - <https://www.chiusano.com>

V.A.T. 03113370013

