

## for Rent/Sale to Settimo Torinese



**45 square meters | : 1 | : 2**

The property, of approximately 45 square metres, is characterized by a window facing the street which guarantees optimal visibility and attracts the attention of passers-by.

The restaurant consists of a main space with a window overlooking Via Verdi and a room used as a rear and equipped with a kitchenette and bathroom. Secondary entrance from the courtyard.

The property has already budgeted for the renovation of the bathroom, flooring and electrical system at its own expense.

The condominium expenses amount to 70 euros per month and include the costs for ordinary maintenance of the common areas. The fuel used for heating is methane, guaranteeing excellent energy efficiency and savings on utility costs.

The property is in excellent condition and can be adapted to the tenant's needs. Thanks to its privileged position, the area is well served by public transport and enjoys a high flow of passage, ensuring great visibility for any type of commercial activity .

Ideal for those who want to start a business in a dynamic and highly attractive area.

## Certifications

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## Property details

---> **Codice** <---: SM/VT352

---> **Motivazione** <---: Rent/Sale

---> **Tipologia** <---:

**Region:** Piemonte

---> **Provincia** <---: Torino

---> **Comune** <---: Settimo Torinese

---> **Prezzo\_Richiesto** <---: € 32.000 - Rent: € 480

---> **Totale\_mq** <---: 45 square meters

---> **bagni** <---: 1

---> **Locali** <---: 2

: 1

: Mensile

: € 70









**Studio Settimo 3 s.a.s.**

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