

## Showroom for sale in Roma in Africano area

### Africano

### € 159.000

### Ref. V81-5636



**66 sq.m. | Rooms: 1 | Bathrooms: 2**

Rome, Quartiere Africano, Via Fezzan, a few steps from Piazza Amba Alagi, we offer for sale a commercial space of approximately 46 square meters.

The property welcomes visitors with a street-facing window that ensures constant natural light in the main room: a large open space on the ground floor, ideal for displaying products or welcoming customers in a professional and airy atmosphere.

The property stands out for its well-organized layout: a convenient internal staircase leads to the windowed basement, consisting of two generously sized storage rooms and two bathrooms. This layout optimizes daily operations, separating the sales area from the warehouse and technical spaces.

Located in a densely populated and busy area, the property is surrounded by all amenities: pharmacies, post offices, restaurants, garages, and supermarkets are just a few meters away. The location is also excellent for transportation: its proximity to the Nomentana train station and the short distance from Viale Libia and Via Nomentana make the property easily accessible from all parts of the city.

This property represents an ideal opportunity for those looking to start a new professional or commercial business in a well-established urban setting, as well as for those seeking a secure real estate investment in a densely populated area.

The space is available immediately. For information and to schedule an appointment, please contact us.

For information, contact Volpes Case srl at 0686214823 or at [richieste@volpescase.it](mailto:richieste@volpescase.it)

## Certification

**Energetic class:** G

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## Property details

**Post code:** 199

**Bathrooms:** 2

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**Rooms:** 1

**Property state:** Good

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**Number of showcases:** 1

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