



**€325,000**

**Ref: BL1032**

Commercial space, formerly a restaurant with seating for around 150 and including a large oven and pre-installation for...

Telephone: +351 213 471 603  
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Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940



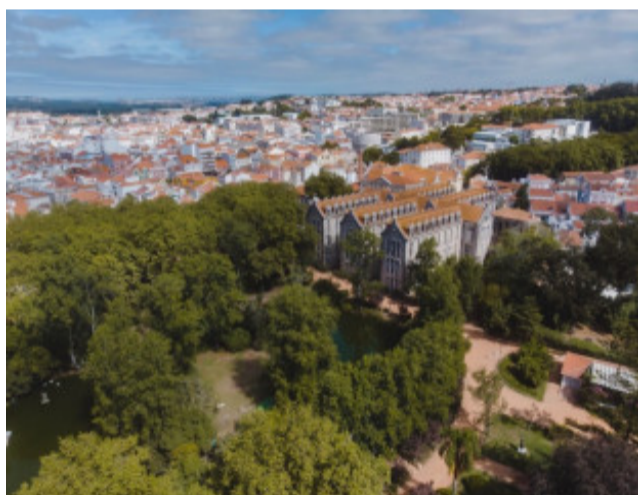
## Property Description

Commercial space, formerly a restaurant with seating for around 150 and including a large oven and pre-installation for air conditioning, offers the versatility of being converted into any type of business with an area of 345m<sup>2</sup>. On the upper floor of the property is a three-bedroom villa (T3) with a gross private area of 342 m<sup>2</sup>, along with an annex containing an additional bedroom. This property is a good investment opportunity on the outskirts of the city, situated in a pedestrianised area. Located on the outskirts of the city of Caldas da Rainha, where urban and rural styles merge, the property stands out for its privileged location. This combination of characteristics can attract different types of businesses or projects, providing flexibility for investors. Proximity to the city and easy access to urban and rural areas can be advantageous for meeting the needs of different audiences. The location of this property is strategically convenient, being situated 1 km from all essential amenities, such as a pharmacy, cafés, mini-markets and a post office, just 5 minutes from the town of Caldas da Rainha, 15 minutes from Foz do Arelho Beach and Óbidos Castle, 20 minutes from the famous São Martinho Bay and 60 minutes from Lisbon airport. All in all, the location of this property seems to be a significant advantage, offering a balance between the tranquillity of the outskirts and proximity to various urban amenities and tourist attractions. This combination can make the property attractive to different profiles of investors or residents.

Energy Rating: D #ref:BL1032



## Gallery



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## Additional Details

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## Site Floorplan

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