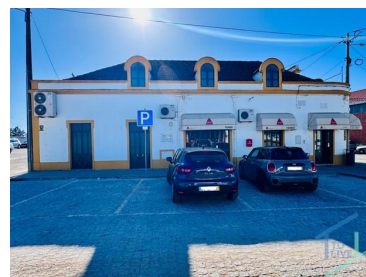




## Riachos - Commercial property



5 Bedrooms
 6 Bathrooms
 467,9 Area (m²)
 Garage
 **420 000 €** (EUR €)

### Unique opportunity! Café/Restaurant + Living Space in a Strategic Location

### Unique opportunity! Café/Restaurant + Living Space in a Strategic Location

We present a versatile property full of potential, perfect for those looking for a **ready-to-go business** and a **spacious and comfortable living space**.

Privileged location next to the Riachos/Torres Novas station, ensuring a constant flow of customers.



Jose Ferreira

+351 910340340 <sup>2</sup>

jose.ferreira@vivernocentrodeportugal.com

T +351 249 157 630 <sup>1</sup> · T +351 916 356 181 <sup>2</sup> · E geral@tolive.pt

Av. Combatentes da Grande Guerra, 13A  
AMI 24759

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



VCP424

Reference

Scan the QR code to view the property



## ▮ Housing Space (1st floor)

- ☐ 6 large bedrooms (2 of them very large)
- ☐ Open space with kitchen and living room with wood burning stove
- ☐ 2 bathrooms with shower
- ☐ Living room and spacious hallway
- ☐ Laundry
- ☐ Pleasant terrace for leisure time

## ☐ Café/Restaurant (ground floor)

- ☐ Fully equipped and ready to work
- ☐ Kitchen to support the café with pantry
- ☐ Dining room with guest bathrooms
- ☐ Bathroom and changing rooms for staff
- ☐ Storage room and garage for 2 cars
- ☐ Closed patio and 4 reserved parking spaces

## ▮ Extra Highlights:

- ▮ Equipped with **Air Conditioning and Alarm**
- ▮ **Business up and running and generating revenue**
- ▮ Excellent **investment opportunity**

Whether you want to start a new project or expand your business, this property offers **comfort, functionality and a strategic location!**

▮ **Book your visit now with Viver no Centro de Portugal and come and discover this unique space!**



**Jose Ferreira**

+351 910340340 <sup>2</sup>

jose.ferreira@vivernocentrodeportugal.com

T +351 249 157 630 <sup>1</sup> · T +351 916 356 181 <sup>2</sup> · E geral@tolive.pt

Av. Combatentes da Grande Guerra, 13A  
AMI 24759

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



VCP424

Reference

Scan the QR code to view the property



## Property Features

- Air conditioning
- Fireplace
- Shower
- Ampla Oferta de Serviços
- Central location
- Garage
- Laundry
- Storage / utility room
- Optical fibre
- Terrace
- Main drainage
- Equipped kitchen
- Fitted wardrobes
- Proximity: Restaurants, City, Pharmacy, Public Transport, Schools
- Views: Village view, Urbanization view
- Drive way
- Parking space
- Escritorio
- Security alarm
- Pantry
- Mains water
- Energetic certification: E



**Jose Ferreira**

+351 910340340 <sup>2</sup>

jose.ferreira@vivernocentrodeportugal.com

T +351 249 157 630 <sup>1</sup> · T +351 916 356 181 <sup>2</sup> · E geral@tolive.pt

Av. Combatentes da Grande Guerra, 13A  
AMI 24759

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)