

## Study/Office for sale in Catania (CT)

### € 147.900

### Ref. 202



**113 sq.m. | Bathrooms: 1 | Rooms: 4**

OFFICE FOR SALE IN VIA SASSARI IN CATANIA

Mezzanine floor, 113 m2, good condition.

Area well served by public transport, metro station 150 m away.

Contact Expertise Re on 095 8997334 or write on WhatsApp on 353 4336649.

Advertisement reference 306

SURFACE AND INTERNAL COMPOSITION:

- Surface area of approximately 113 m2 distributed as follows:

Large entrance;

Double living room with access from a large door;

Hallway;

3 rooms (approximately 15 m2 each);

**OFFICE CONDITIONS:**

- The building that houses the property dates back to the 60s.  
- The office was renovated about fifteen years ago and in particular it should be noted that:  
The bathroom has a ventilation system and ceramics in excellent condition;  
External doors and railings are in good condition;  
The windows are equipped with double-glazed frames and roller shutters;  
There are slots for floor sockets in the double living room.  
It is equipped with an electrical system, the fruits and plates are missing.  
There is a heating system with provision for boiler housing, but the radiators are not installed.  
It has emergency lights.

**OTHER INFORMATION:**

- Cadastral category A10 (office)  
- Access via condominium entrance hall.

**LOCATION:**

The location is semi-central, well served by public transport, the nearest metro stop is 190 m away.  
The area is of a mixed commercial and residential nature.

**WHO WE ARE:**

Expertise Re is a real estate agency specialized in the sale and rental of entire buildings, commercial and industrial premises, offices and management buildings.  
He also has the skills in the study and analysis of intervention plans aimed at the disposal and redevelopment of properties according to specific needs and objectives.  
We believe that only by starting from specific needs can we identify the most suitable real estate investment solutions.  
If you want to get to know us better, follow us on Linkedin: <https://www.linkedin.com/company/expertise-re/>

## Certification

**Energy Class: G**

## Features

Code: 202	Reason: Sale
Categoria: Study/Office	Address: Via Sassari, 1
Zip Code: 95127	Municipality: Catania
Total Square Meters: 113 sq.m.	Bathrooms: 1
Rooms: 4	State of Preservation: Discreet
Heating: Heating	

## Nearby

Playgrounds	Public Transport
Elementary Schools	Schools
Post Offices	







