



## Malhou, Louriceira e Espinheiro - Commercial property



2

Bathrooms



2300

Area (m²)



4747,5

Land Area (m²)



550 000 €

(EUR €)

### 2,300 m² warehouse with excellent accessibility and infrastructure – Alcanena, Malhou

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We present this warehouse with 2,300 m² of covered area, set in a plot of 4,750 m², fully fenced and with a fantastic outdoor area, including a large fully tarred car park, ideal for your business.

The property has two access gates for loading and unloading trucks, three-phase connection, gas tank, and is already equipped with electrical infrastructure and lighting. The warehouse is divided into



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Av. Combatentes da Grande Guerra, 13A

AMI 24759

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



TL004

Reference

Scan the QR code to view the property



two large naves with high ceilings, well-lit and ventilated, providing ideal conditions for storage, logistics or production.

It includes bathrooms, kitchen and changing rooms, as well as an office area with three rooms, an additional bathroom and a second kitchen with fireplace, thus offering all the amenities for your team's daily life.

Located in the parish of Malhou, municipality of Alcanena, it is located in a strategic area in the center of the country, with quick access to the A1 (exit from Torres Novas) and a few kilometers from Santarém and Torres Novas. The area also has fiber optic coverage, an alarm system installed and some services in the vicinity.

This is a unique opportunity to expand or establish your business in a space with all the conditions met.

**Don't miss this opportunity! Our team is ready to accompany you throughout the process, including financing support.**

Schedule your visit now with **To Live – Your new real estate agency to live (and invest) in central Portugal.**

## Property Features

- Air conditioning
- Bathtub
- Ampla Oferta de Serviços
- Quiet Location
- Kitchenette
- Security alarm
- Pantry
- Septic tank
- Fitted wardrobes
- Proximity: Mountain, Restaurants, City, Open field
- Views: Countryside views, Urbanization view
- Drive way
- Escritorio
- Optical fibre
- Mains water
- Energetic certification: Exempt



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