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Real Estate Solutions

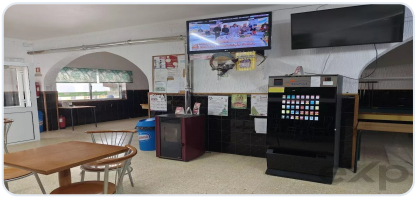
At RealKasa®, our market strategy is focused on discretion, premium presentation, and highly qualified buyer matching. Each property is positioned with a tailored narrative to maximize perceived value and market response.

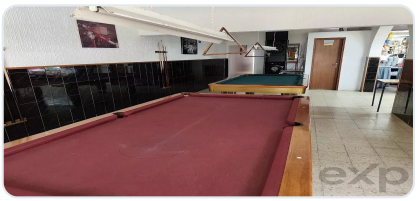
3-Bedroom House and Snack Bar

Ref: 87044421 | Portalegre > Gavião > Comenda









€399.000

Business type	Sale	**Property type**	House
Bedrooms	3	**Area**	334 m2
Total rooms	3	**Balcony**	Yes
Heating	Solar	**Building area**	334 m2

Description

Excellent Opportunity in Comenda: 3-Bedroom House with Guaranteed Profitable Business (SCML Gaming)

Discover this fantastic property with 334 m² of area, located in the charming and peaceful village of Comenda. An extremely versatile solution that combines the comfort of a spacious family home with a fully operational food and leisure business ready to generate revenue.

Residential Zone (Upper Floor and Ground Floor): The house, ideal for personal use or investment, comprises:
• 3 spacious and bright bedrooms;
• Welcoming living room and separate dining room;
• Functional kitchen on the ground floor.

Commercial Space / Snack-Bar (Ground Floor): On the ground floor, there is a spacious and modern Snack-Bar in full operation, already prepared for café or restaurant use, which includes:
• Large dining area with space for various gaming machines;
• Santa Casa Gaming Counter (SCML), representing a guaranteed source of profit and constant customer flow;
• Dedicated kitchen fully supporting the bar;
• Two social bathrooms;
• Two exterior terraces, perfect for socializing and enjoying sunny days.

Comfort, Technology and Sustainability: The property stands out for its modern infrastructure and high energy efficiency, which drastically reduce fixed costs:
• Solar photovoltaic panels and thermal solar panels;
• Private water borehole;
• Equipped with air conditioning, fiber optic internet and TV distribution system;
• Planned exterior lighting and fully fenced property, ensuring maximum security and night visibility.

Exterior and Amenities: The property also features a practical carport (covered parking), barbecue area for leisure moments and excellent road access.

If you are looking to invest in a secure business with personal housing in a location that prioritizes quality of life and well-being, this is the ideal opportunity. Come visit!

Related Properties

No related properties available.

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This brochure was prepared by RealKasa® for property presentation.

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