Sales - Commercial - Coín

850.000€











Ref.-ID: MIBGR4226389 **Coín** **Commercial**

IBI: 1,210 EUR / year **Rubbish: 288 EUR / year** **4** **2** **558 m2**

Incredible investment opportunity on this beautiful building with an excellent location downtown Coín. 558 m2 built, with commercial and house use. This property, with a 93 m2 plot, is located in a privileged urban environment, a few steps from the tourist attraction of the historic center of Coín, a must for locals and visitors, close to parks, bus stops and all kinds of shops, services and sites of interest. It is distributed over 5 floors plus a terrace, with the basement, the ground floor and the first floor being for commercial use; and the second, third and terrace for house use. The commercial area has more than 130 useful m2 and is equipped for the catering business. The basement in a storage area, the ground floor works as a bar and the first floor has an additional kitchen and a spacious dining area. The house, with more than 149 useful m2, is distributed as follows: in the second there is a living room - dining room with charming views of the street and the nearby park, a family room, kitchen and a toilet. On the third we have 4 bedrooms and a family bathroom with a bathtub, and on the terrace level there is a large laundry room - storage room with access to a terrace that enjoys the views of the surroundings. By preparing a project and requesting the corresponding permits, it could become a charming boutique hotel, making it an excellent opportunity for investors or entrepreneurs.

Setting
- ✔ Town
- ✔ Close To Shops
- ✔ Close To Schools

Condition
- ✔ Good Condition

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

Views
- ✔ Urban Views
- ✔ Street Views

Features
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Satellite TV
- ✔ Guest Apartment
- ✔ Storage Room
- ✔ Utility Room
- ✔ Bar
- ✔ Basement

Kitchen
- ✔ Fully Fitted Kitchen

Parking
- ✔ Street Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone
- ✔ Solar water heating