



## Anders te koop in Coín, Coín

**850.000 €**Referentie: R4226389 Slaapkamers: 4 Badkamers: 2 Perceelgrootte: 558m<sup>2</sup>



## Valle del Guadalhorce, Coín

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 is 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.



## Kenmerken:

Extra's	Klimaatbeheersing	Uitzicht
Nabij vervoer	Airconditioning	Urban Bekijken
Privé Terras	Koude A/C	street Views
Satelliet TV	Warme A/C	
Berging		
Gasten appartement		
Bijkeuken		
Bar		
Kelder		
<b>Ligging</b>	<b>Huidige Staat</b>	<b>Keuken</b>
Dicht bij winkels	Goede conditie	Volledig ingerichte keuken
Dichtbij scholen		
Stad		
<b>Parkeergelegenheid</b>	<b>Voorzieningen</b>	
parkeren op straat	Elektriciteit	
	Drinkwater	
	Telefoon	
	Zonne-energie water verwarming	