

## Sales - Commercial - Coín

# 850.000€

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 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.

### Setting

- ✓ Town
- ✓ Close To Shops
- ✓ Close To Schools

### Features

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

### Condition

- ✓ Good

### Kitchen

- ✓ Fully Fitted

### Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

### Parking

- ✓ Street

### Views

- ✓ Urban
- ✓ Street

### Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone
- ✓ Solar water heating





















