

## Sales - Commercial - Coín

# 295.000€

Coín

Commercial

IBI: 314 EUR / year



Rustic Plot with Industrial Warehouses in a 3,000m<sup>2</sup> plot with AFO Certification thus providing legal compliance. The entire property is securely fenced. Key Features: Two Industrial Warehouses: The property comprises two single-storey industrial warehouses with a 495m<sup>2</sup> total constructed area. Warehouse 1 Amenities: Includes a bathroom and an office space of approximately 11m<sup>2</sup> on a mezzanine level, accessed via stairs. Additional Storage Spaces: There are two warehouses and two covered sheds, totalling 145m<sup>2</sup> (computed at 50% covered area). Water Storage: The property boasts three cisterns with capacities of 60,000 litres, 20,000 litres, and 10,000 litres, in addition to well water and town water sources. Easy Access: The property is easily accessible, facilitating varied use of the installations.

### Setting

- ✓ Country
- ✓ Close To Town

### Furniture

- ✓ Not Furnished

### Category

- ✓ Investment
- ✓ Resale

### Orientation

- ✓ South

### Kitchen

- ✓ Not Fitted

### Condition

- ✓ Good

### Parking

- ✓ Open
- ✓ More Than One
- ✓ Private

### Views

- ✓ Country

### Utilities

- ✓ Electricity
- ✓ Drinkable Water



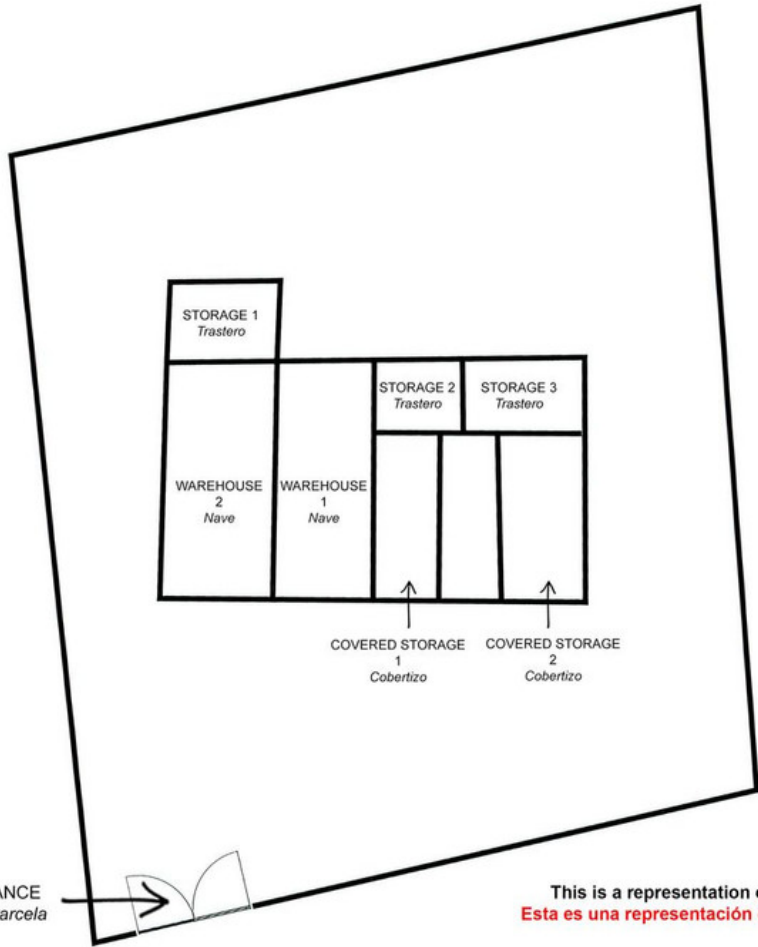












PLOT ENTRANCE  
Entrada a la Parcela

This is a representation of the layout of the property and  
Esta es una representación de la distribución de la propiedad