



**Property type :** Commercial property

**Location :** Coín

**Bedrooms :** 4

**Bathrooms :** 2

**Swimming pool :** No

**Parking :** Street

**House area :** 558 m<sup>2</sup>

- ✓ close to shops
- ✓ Solar energy
- ✓ Utility room
- ✓ Airconditioning
- ✓ Guest house
- ✓ Satellite dish
- ✓ Terrace
- ✓ Storage room
- ✓ Basement
- ✓ White goods

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.



