



## Other for sale in Coín, Coín

850,000 €

Reference: R4226389 Bedrooms: 4 Bathrooms: 2 Build Size: 558m<sup>2</sup>





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## Valle del Guadalhorce, Coín

Incredible investment opportunity on this beautiful building with an excellent location downtown Coín. 558 m<sup>2</sup> built, with commercial and house use. This property, with a 93 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup>, 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.



## Features:

### Features

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

### Setting

Close To Shops  
Close To Schools  
Town

### Parking

Street

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Good

### Utilities

Electricity  
Drinkable Water  
Telephone  
Solar water heating

### Views

Urban  
Street

### Kitchen

Fully Fitted