

## 2 soveværelse Byhus til salg i Coin, Málaga

195.000€

Townhouse, Coín, Costa del Sol.

2 Bedrooms, 2 Bathrooms, Built 133 m<sup>2</sup>, Terrace 40 m<sup>2</sup>.

Don't let it go without seeing it?

The best opportunity for investors, first-time buyers, and retirees to live and make money, start their own business, or have stable income every month.

I am selling a complete building with a street-level commercial space in the heart of beautiful Coín, Málaga.

The building is ready to live in with a total construction area of 133 m<sup>2</sup> divided into 3 floors.

The first floor is the commercial space with more than 50 m<sup>2</sup> with a patio, bathroom, and kitchen (you must install the kitchen cabinets).

The second floor is an independent house with a large dining room, a large living room, a large kitchen (the small wall can be easily removed to make even more space), and a bathroom.

The third floor has a large room and a beautiful and spacious balcony to enjoy all year round for partying or watching the sunset with loved ones.




The commercial space, with minor renovations, can be converted into a dwelling (apartment), and another apartment can be built to your liking on the third floor. Everything you need at an incredible price.

In compliance with Andalusian Regional Government Decree 218-2005 of October 11, clients are informed that notary, registry, and ITP expenses are not included in the price.

Setting : Town, Commercial Area, Close To Shops.

Condition : Recently Renovated, Restoration Required.

Views : Urban

- |   |  |   |
|---|--|---|
|  2 soveværelser |  2 badeværelser |  133m <sup>2</sup> Byg størrelse |
| <input checked="" type="checkbox"/> Setting - Town  | <input checked="" type="checkbox"/> Setting - Commercial Area                                      | <input checked="" type="checkbox"/> Setting - Close To Shops  |
| <input checked="" type="checkbox"/> Condition - Recently Renovated                                | <input checked="" type="checkbox"/> Condition - Restoration Required                               | <input checked="" type="checkbox"/> Views - Urban   |
| <input checked="" type="checkbox"/> Features - Covered Terrace                                    | <input checked="" type="checkbox"/> Features - Private Terrace                                     | <input checked="" type="checkbox"/> Features - Fiber Optic  |
| <input checked="" type="checkbox"/> Furniture - Not Furnished                                     | <input checked="" type="checkbox"/> Kitchen - Partially Fitted                                     | <input checked="" type="checkbox"/> Parking - Street  |
| <input checked="" type="checkbox"/> Utilities - Electricity                                       | <input checked="" type="checkbox"/> Utilities - Drinkable Water                                    | <input checked="" type="checkbox"/> Category - Resale   |