



## 2 chambre Maison de Ville à vendre dans 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 chambres   | 2 salles de bains  | 133m <sup>2</sup> Taille de construction                     |
| <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        |

