



## 2 bedroom Townhouse for sale in Coin, Málaga

195,000€

Townhouse, Coin, 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 Coin, 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 bedrooms                     | 2 bathrooms                      | 133m <sup>2</sup> Build size |
| Setting - Town                 | Setting - Commercial Area        | Setting - Close To Shops     |
| Condition - Recently Renovated | Condition - Restoration Required | Views - Urban                |
| Features - Covered Terrace     | Features - Private Terrace       | Features - Fiber Optic       |
| Furniture - Not Furnished      | Kitchen - Partially Fitted       | Parking - Street             |
| Utilities - Electricity        | Utilities - Drinkable Water      | Category - Resale            |



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