

## 2 sovrum Kommersiella fastigheter till salu i Castillo de Locubin, Jaén

39.000€



### NEW PRICE.

This attractive and versatile property is ideally located in a charming town square in the heart of Castillo de Locubín, Jaén, offering a rare opportunity to purchase both a residential home and a commercial premises in one.

The property enjoys a central position with all local amenities — including shops, bars, restaurants, and supermarkets — within easy walking distance, making it a highly convenient and desirable location.

On the ground floor, is where you will find the bar, featuring a serving area, small toilet facilities, a compact kitchen, and access to a useful basement/storage area. This level offers excellent potential for those wishing to run a hospitality business or adapt the space for alternative commercial or personal use (subject to any required permissions).

The first floor comprises a space with first fix which could be converted into an additional kitchen, utility room, or living space. There is also a bright lounge with a balcony overlooking the square, which could alternatively be configured as a bedroom.

On the second floor, you'll find a hallway, a family bathroom, and a well-proportioned bedroom. From here, stairs lead up to a large private roof terrace, a real highlight of the property, offering lovely open views across the town and towards the surrounding mountains — an ideal space for outdoor dining, relaxing, or entertaining.

This property presents an excellent opportunity for a range of buyers, whether you are looking for an investment property with business potential or a characterful home with generous outdoor space in a traditional Andalusian town. A unique and flexible property in a sought-after location, well worth viewing.

Castillo de Locubín is a charming Spanish town and municipality situated in the northern part of the Sierra Sur region, within the province of Jaén, Andalusia. It enjoys a scenic setting and is conveniently close to the neighbouring towns of Alcañal, La Baza, Alcaudete, Martos, and Valdepeñas de Jaén.

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|-------------------------------|------------------------------|----------------|
| Se videotur                   | 2 sovrum                     | 2 badrum       |
| 88m <sup>2</sup> Bygg storlek | 32m <sup>2</sup> Tomtstorlek | Near Transport |
| Roof Terrace                  | Storage                      | Near amenities |
| Semi furnished                | Needs modernizing            | In Town Center |
| Tiled Bathroom                | Tiled Floors                 | Walk to shops  |
| Walk to bars                  | Walk to restaurants          |                |