

**Sales - House - Coín**  
**195.000€**



**Ref.-ID: R5058370**

**Coín**

**House**



**2**



**2**



**133 m2**

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 m2 divided into 3 floors. The first floor is the commercial space with more than 50 m2 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. Features : Covered Terrace, Private Terrace, Fiber Optic. Furniture : Not Furnished. Kitchen : Partially Fitted. Parking : Street. Utilities : Electricity, Drinkable Water. Category : Resale.

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  - ✓ Commercial Area
  - ✓ Close To Shops

- Parking**
- ✓ Street

- Condition**
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  - ✓ Restoration Required

- Utilities**
- ✓ Electricity
  - ✓ Drinkable Water

- Views**
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- Category**
- ✓ Resale

- Features**
- ✓ Covered Terrace
  - ✓ Private Terrace
  - ✓ Fiber Optic

- Furniture**
- ✓ Not Furnished

- Kitchen**
- ✓ Partially Fitted