



## House with 2 commercial units in Nerja, a few minutes from the Balcón de Europa.



### Agenten-Info

Name:	Mario de Vicente
Name der Firma:	SURe! Properties
Land:	Spanien
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen
Telefon:	
Sprachen:	Spanish
Webseite:	

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 304,900

#### Standort

Land:	Spanien
Staat/Region/Provinz:	Andalusien
Stadt:	Málaga
Adresse:	Nerja
Veröffentlicht:	12.11.2024
Beschreibung:	Charming house in Nerja.

**HOUSING WITH 2 PREMISES INCLUDED** Housing in a single ground floor with three independent entrances. Situated in the centre of Nerja, 300 metres from the Balcón de Europa, a place that is constantly visited by visitors and inhabitants of this beautiful village.

It has 4 rooms: 2 internal bedrooms which open onto a patio and 2 external rooms (larger) which open onto the street.

These premises add great value to the property offering various options of use such as shop office office consulting room for tourists or teachers students.

The income obtained from the rent covers the monthly cost of the mortgage, allowing the investment to be amortised. It also offers the possibility of reconciling work and family life in the same space for those who wish to occupy the entire property.

These two premises share a toilet, have direct and independent access from the street and do not interfere with the normal use of the main dwelling, although they can communicate with it by unblocking the two corresponding interior doors.

At the main entrance to the property there is a small entrance hall leading to the living room and the



kitchen-dining room which incorporates a breakfast bar and is furnished with everything necessary. Here the wooden ceiling, the terrazzo floor and the natural light coming from the large windows onto the patio stand out.

This patio acts as an articulator as it can be accessed from all the rooms, bringing light and freshness to the whole house. The composition with terrazzo flooring and abundant plants lends a warm elegance. Towards the back there is a laundry area and barbecue protected by a curtain.

Returning to the interior of the house and following the central corridor, there are two bedrooms with wardrobes:

To the right, two bedrooms with fitted wardrobes and window-doors to the courtyard. The single bedroom is also used as a desk.

To the left, an enclosed storage area with sliding blinds, and access to the two external rooms locals. At the end, the main bathroom with shower and direct access to the double bedroom.

As general features we must highlight that the property is equipped with:

Air conditioning central heating in all rooms.

Porcelain imitation wood flooring throughout the house except in the kitchen.

Furniture included in the final price, except for the furniture used for professional activities in the premises.

Access to all the main beaches and the best restaurants and bars of NERJA only 5 10 minutes walking distance.

Free parking at 100 and 300 metres away.

Nerja is a first class tourist attraction with almost constant visitor numbers throughout the year.

Its temperature and the warmth of its people allow you to enjoy an eternal spring.

## Distances

Beach: 400 m

Bars and Restaurants: 100 m

Grocery shops: 100 m

Supermarket: 100 m

Shopping centre: 18 km

Golf: 17 km

Hospital Medical Centre: 500 m

Airport: 60 km

In compliance with Decree 218 2005, of 11 October, which approves the Regulations on Consumer Information in the sale and purchase of homes in Andalusia, the client is informed that notary fees, registration fees and applicable taxes (ITP or VAT+AJD) and other expenses inherent to the sale and purchase are not included in the price. The price does include property management fees.

- REF: NERJ015

Neu:	Nein
Gebaut:	1980



## Allgemein

Schlafzimmer: 4  
Badezimmer: 2

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: NERJ015

