



H2S3948

Commercial in Calpe

705,000€

6 BEDROOM TOWN HOUSE WITH A COFFEE SHOP

EXCELLENT INVESTMENT IF YOU ARE LOOKING FOR A NEW LIFE

IDEAL FOR A GUEST HOUSE SITUATED IN THE OLD TOWN

SPACIOUS LIVING ACCOMMODATION

ROOF TERRACE WITH SEA VIEWS AND MOUNTAIN VIEWS

WALKING DISTANCE TO BEACHES, SHOPS, RESTAURANTS

BUILD 260M<sup>2</sup> BUILT IN 1979 COFFEE SHOP MORE RECENT

Investment opportunity. This house has 6 bedrooms, 3 bathrooms, coffee shop and would make a good bed and breakfast. Situated in the Old Town and surrounded by history. A perfect week's holiday. With a private roof terrace and views over to the sea and the Serra D'Olta. In walking distance to the beaches and main town.

The property has 2 entrances, 1 to the coffee shop and an internal staircase joining the 2 properties and the other entrance through the pretty square.

Entrance hall with stairs to the 1st floor, doors to:

Sitting room with two windows and lighting. A light and spacious room.

Kitchen with a range of base and wall units, fitted oven, hob and extractors over, space for fridge freezer, space for dishwasher, single sink and drainer and a window.

Downstairs shower room with a walk-in shower, window, W.C, wash basin with a mirror over and lighting.

Bedroom 1 on the ground floor, ideal for a disabled room with patio doors to the front. Original, Valencian style doors with a view over the square to the front.

1st floor landing with doors to bedrooms, access to the roof terrace and family bathroom.

Bedroom 2 is a double bedroom with a window and built in wardrobes.

Bedroom 3 is a single room with bunk beds, built in wardrobes and a window.

Bedroom 4 is a double bedroom with built in wardrobes and a window.

Family bathroom with a full-length bath, twin vanity unit, W.C, built in airing cupboard.

Bedroom 5 is a lovely light bedroom with patio doors over looking the square and built in wardrobes.

2nd floor with a lovely bedroom 6 with doors out to the two roof terraces, views to the sea and views to the Serra D'Olta. Sun and shade. A perfect place for the owner or older children.

Ensuite shower room with a walk-in shower, wash basin and a W.C.

Ground floor is a restaurant/Coffee shop. With seating and dining for approximately 40 people. Kitchen and bar. 2 customer toilets. Ideal for family or couple wanting a business.