









H2S3279

Commercial in Villalonga

95,000€

CONVENIENTLY LOCATED PREMISES

INCLUDES RESIDENTIAL ACCOMMODATION

OPEN PLAN COMMERCIAL UNIT WITH OFFICE AND W.C

1 BEDROOM, BATHROOM, LOUNGE DINING **ROOM**

PRIVATE ENTRANCE FROM THE STREET

CORNER POSITION

GOOD WINDOW DISPLAY

UNBEATABLE LOCATION IN THE TOWN **CENTRE**

POPULAR TOWN NEAR GANDIA AND BEACHES

IBI ANNUAL 300€ BASURA ANNUAL 100€ BUILD SIZE 140 SQM

Hello2Spain.com

MONEY LAUNDERING REGULATIONS 2003

THE PROPERTY MISDESCRIPTIONS ACT 1991

Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



For sale in Villalonga, this shop has the benefit of a corner postion which is situated at the end of the high street. Excellent opportunity for advertising. Easy parking and passed by, buy many people and vehicles. Previously a hair dressing salon.

The approach to the property is via a private entrance hallway and main door in to the shop.

Open plan commercial unit and is ideally suited to a variety of uses. Front windows with pretty views of the paseo.

W.C facilities for the shop are located on this same level.

Studio/office with space for desk, chair, etc.

At the rear of the property is the residential accommodation which includes a double bedroom with window to the side elevation.

Bathroom with w.c, wash basin and corner bath.

Open plan lounge dining room that could also be used for other purposes. The room is spacious and is next to another open area that could be converted into further accommodation/offices if needed.

This is a great opportunity for someone looking to start a business in a popular town not far from magnificent beaches. Unbeatable location in town. 1 hour approximately to Alicante and Valencia airports. Bus service to Gandia and surrounding towns.

An additional shop is available for 90,000€ or you can buy the 2 for 150,000€.