









H2S3379 Villa in Pedreguer 200,000€

INVESTMENT OPPORTUNITY

MASSIVE BUILDING AND DETACHED GARAGES

IN NEED OF COMPLETE REFURBISHMENT

IT HAS A LOT OF POTENTIAL

**RESIDENTIAL STATUS** 

LARGE FLAT PLOT

3 MINUTES' DRIVE IN TO TOWN

10 MINUTES' DRIVE TO MAGNIFICENT BEACHES

BUILD SIZE 578m<sup>2</sup> PLOT SIZE 2192m<sup>2</sup>

IBI ANNUAL tbc BASURA ANNUAL tbc

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MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. 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.



Incredible investment opportunity in Pedreguer. This property is currently classed as residential and it's in need of complete refurbishment. It sits on a flat plot of 2192 m<sup>2</sup>. The build size is 578m<sup>2</sup> in total and it's distributed in two buildings.

This property used to be a mill working for many years. The main building has 2 main entrance and there are two stories. There is a main room with high ceilings and mezzanine floor where you can appreciate the original stone walls and machinery from the time when the mill was fully operational, we can find more rooms and a courtyard on the ground floor.

The 1st floor has two more rooms, one of them with access to a terrace with views of the surrounding area and mountains.

The other building consists of two garages communicated by a reception room in the middle. Both garages have space to be converted in to living accommodation subject to permission.

This property would be ideal as an investment and it could become a great B&B, warehouse, restaurant, etc subject to permission. At the moment it has a residential status.

The current owners have repaired part of the roof but overall it's a project with a lot of potential and work to be done.