

## 2 Bedroom Commercial Premises for Sale in Huercal-Overa

149,900€



This industrial estate property in Huercal Overa offers a fantastic opportunity for anyone looking to invest in a bar and flat combination.

The bar itself boasts a spacious 90 m<sup>2</sup>, with the bar area, fully equipped kitchen, and two bathrooms. The property also includes a generous 100 m<sup>2</sup> terrace, providing the perfect setting for outdoor seating or events.

Above the bar is an apartment of approximately 80 m<sup>2</sup> which features two bedrooms, a bathroom, and a combined living room and kitchen area. With its own separate access, this apartment offers privacy and convenience for the property owner or potential tenants.

The property is fully connected to water and electricity, ensuring that all essential utilities are readily available.

Overall, this property presents a unique opportunity for those seeking a combined business and residential investment in the popular town of Huercal Overa.

- 2 Bedrooms
- 100m<sup>2</sup> Terrace
- Bins: 39.48€ Every 3 months
- 3 Bathrooms
- 30 mins drive to a Beach
- 170m<sup>2</sup> Build size
- 2 mins drive to the Shops