

## 4 bedroom Commercial Property for sale in Pego, Alicante

430,000€



Beautiful commercial property (catering industry) with apartment building in Pego. Ideal investment! A whole apartment building, currently subdivided as follows: Ground floor: a bar/restaurant with 2 terraces (50 m<sup>2</sup>), large counter, fully installed kitchen, separate toilets and storage room (total surface 109 m<sup>2</sup>), fully furnished and equipped. Through a separate secured entrance you enter a spacious entrance hall with marble stairs to the first floor. First floor: flat with a spacious open plan dining-living room with pellet stove and adjacent fully equipped American kitchen, access to a covered terrace of 14 m<sup>2</sup> with open views, a hobby room/office with separate laundry and ironing room and storage, a guest toilet and a spacious bedroom with open ensuite bathroom. A modern wooden and metal combined staircase takes you to the second floor. Second floor right: flat with a spacious open plan dining-living room followed by a fully equipped American kitchen and access to a covered terrace of 14 m<sup>2</sup> with nice views, a second long and narrow terrace at the back of the kitchen, a fully installed shower room and spacious bedroom with fitted wardrobes. Second floor left: studio with open sleeping area and kitchenette, shower room and a covered terrace of 14 m<sup>2</sup> with open views. An underground parking garage with storage space of 30 m<sup>2</sup> is also included in the price. The commercial ground floor is currently rented out (negotiable contract at sale). The first and second floor can be converted into one unit if required, so that you have a very spacious duplex flat above your own commercial shop. The business offers many possibilities and is fully licensed. As a Belgian we think of a chip shop with a diner... However, with some minor adjustments, you can establish any kind of business in this multifunctional building. Within walking distance, there is an open and covered swimming pool, a large sports complex, a supermarket, various schools (from nursery to secondary school), health centre, private hospital, town hall, in short, social life takes place around the corner. This is a unique property with a lot of possibilities!

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|---|--|---|
| <input type="checkbox"/> 4 bedrooms                         | <input type="checkbox"/> 3 bathrooms                                       | <input type="checkbox"/> 296m <sup>2</sup> Build size     |
| <input type="checkbox"/> 154m <sup>2</sup> Plot size        | <input checked="" type="checkbox"/> Covered Terrace                        | <input checked="" type="checkbox"/> Garage                |
| <input checked="" type="checkbox"/> Parking                 | <input checked="" type="checkbox"/> Satelite TV                            | <input checked="" type="checkbox"/> doble glazing         |
| <input checked="" type="checkbox"/> security door           | <input checked="" type="checkbox"/> laundry                                | <input checked="" type="checkbox"/> orientation: sur      |
| <input checked="" type="checkbox"/> near the beach          | <input checked="" type="checkbox"/> near the town center                   | <input checked="" type="checkbox"/> near the golf course  |
| <input checked="" type="checkbox"/> construction year: 2004 | <input checked="" type="checkbox"/> heating central heating with radiators | <input checked="" type="checkbox"/> terrain type: Terrace |
| <input checked="" type="checkbox"/> Fully Furnished         |  | <input checked="" type="checkbox"/> X                     |