





## 1 sovrum Kommersiella fastigheter till salu i San Lorenzo, León

649.000€



This charming town house with a restaurant business is situated in the heart of San Lorenzo, just a few steps from the town hall, church, schools and the popular "Nova" square of Sant Lorenzo. The property is located on a rectangular plot of land with access from two streets and has three different levels, which adds character and functionality to the structure. The 2-story house is separated into 2 different uses. On the ground floor there is a restaurant and on the 1st floor, there is a space used as a home (without kitchen). The ground floor is distributed in an entrance hall with reception, used as an office, dining room for the restaurant with an industrial kitchen with pantry, bar, 3 bathrooms, one for ladies, another for men and the third for staff, a large patio and a wooden terrace. The restaurant is semi-renovated. In the patio of the restaurant, there is a bathroom, a laundry room and a porch. From the ground floor, you access the first floor where the house is located, distributed in a spacious living room with direct access to a terrace, a loft made of wood, 1 large bathroom with shower and 1 double bedroom. To the rear of the property, there is a large double garage with 2 storage rooms. The house and restaurant are sold fully furnished and equipped, ready to continue with business and move into. This setup is ideal for entrepreneurs who want to run their own restaurant while living comfortably on the same property. Financial Considerations: Taxes and Expenses: The property price does not include the taxes corresponding to the purchase, nor the notary and property registration expenses. These additional costs must be. This property is an exceptional opportunity for those seeking a combination of residential living and a restaurant business in a central and vibrant location. With its multiple levels, access from two streets, and extensive facilities, it offers great potential for both commercial and residential purposes. Don't miss the opportunity to acquire this versatile and well-located property! Contact us for more information and to organize a visit!

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|  1 sovrum                      |  1 badrum |  324m <sup>2</sup> Bygg storlek |
|  459m <sup>2</sup> Tomtstorlek | <input checked="" type="checkbox"/> Wardrobes cupboard                                       | <input checked="" type="checkbox"/> Storeroom  |
| <input checked="" type="checkbox"/> Kitchen Indep.   | <input checked="" type="checkbox"/> Garret   | <input checked="" type="checkbox"/> Armored Door   |
| <input checked="" type="checkbox"/> Appliances   | <input checked="" type="checkbox"/> Furniture  | <input checked="" type="checkbox"/> Heating  |
| <input checked="" type="checkbox"/> Light  | <input checked="" type="checkbox"/> water  | <input checked="" type="checkbox"/> Laundry  |
| <input checked="" type="checkbox"/> Ceilings   | <input checked="" type="checkbox"/> Alarm  | <input checked="" type="checkbox"/> satellite  |
| <input checked="" type="checkbox"/> T. V.  | <input checked="" type="checkbox"/> garden   | <input checked="" type="checkbox"/> Apart. Separate  |
| <input checked="" type="checkbox"/> Bar  | <input checked="" type="checkbox"/> Heat Cooling Pump  | <input checked="" type="checkbox"/> Pantry   |



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