

## **Mixed-use building in the city center with commercial premises and independent residence**

Building in good condition located in the very center of the city, built in 1990, ideal both as a family residence and as an investment with independent commercial use.

The property is distributed over two floors. On the ground floor there is a spacious commercial premises of approximately 155 m<sup>2</sup>, currently fitted out as a bar-restaurant and holding an active license. It features a large main dining area, open-plan space, kitchen, storage room, and two restrooms. The commercial unit can be operated completely independently from the residential area, making it an excellent opportunity for strong rental or business profitability.

The first floor, accessed via a solid internal staircase that allows full independence from the commercial premises, houses the living area. It is laid out with a dining room, living room, separate kitchen, three bedrooms (two doubles and one single), a full bathroom, and a laundry room. From this level there is access to a spacious terrace, and the building also boasts a large rooftop terrace, ideal as a private outdoor space, chill-out area, or solarium.

Transaction  
Surface area

Sale  
263 m<sup>2</sup>

**350.000 €**



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