



## M?STSKÝ D?M 3 LOŽNICE

📍 Guaro

REF# R4871896 – 410.000€

IBI

971 €/YEAR



3

Ložnice



3

Koupelny



312 m<sup>2</sup>

Built



50 m<sup>2</sup>

Terrace

3-FLOOR HOUSE WITH COMMERCIAL PREMISES IN GUARO

This property located in Guaro, offers a unique business and housing opportunity in the same place.

On the ground floor, we find a 91 M2 commercial space that is currently used as a pizzeria in operation, with an active license and fully equipped, including ovens and cold rooms. In addition, it has two toilets, for men and women. The pizzeria has an excellent reputation and loyal clientele, which makes this location an investment ready to generate income.

The first and second floors, spacious and well-lit, are used as living quarters with centralized air conditioning, underfloor heating and sliding oak wood doors. On the first floor, you will find a cozy living-dining room, a living room, a bathroom with a hydromassage shower and a large independent kitchen with a pantry. From the kitchen there is direct access to a charming private patio of approximately 9m2, ideal for enjoying outdoor meals in the comfort of home. Additionally, on the first floor you will find a terrace of approximately 10 square meters, providing extra light to the home.

On the second floor, the house has three large bedrooms, the master bedroom has an en-suite bathroom with a whirlpool bathtub and a spacious dressing room. The shared bathroom is also equipped with a spa bath, providing a touch of luxury in everyday life.

On the third floor, we can find a large attic space with views, it is an open-plan attic area that can be adapted to multiple uses, from a games room to a study or gym. This level includes a private terrace of approximately 15 meters with beautiful views and an outdoor inflatable jacuzzi, ideal for relaxing while enjoying the tranquility of the surroundings. On this same floor, the house has another terrace of approximately 6 M2, where the motors of the air machines and some of the pizzeria are currently located.

The water and electricity meters are together but separated with two different register boxes, one for the home and the other for the business.

Don't miss the opportunity to discover in person everything this property has to offer!  
Contact us to arrange a visit.





