



**Building: 3+1 Bed Villa, 2 Commercial Spaces - Loulé / EN125**



3



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2200m<sup>2</sup>



## Building: 3+1 Bed Villa, 2 Commercial Spaces - Loulé / EN125

A property with infinite possibilities, at this moment it is divided into spacious Villa with 3 + 1 bedrooms on the 1st floor and on the ground floor two commercial spaces, one for a restaurant and another one for commercial shop.

An ideal property to have a business on the ground floor and live on the first floor, or to live and create an income from the commercial spaces or even to rent the whole building, as the first floor can be subdivided into apartments.

- Restaurant / Café Shop: 2 rooms, Kitchen, 2 bathrooms, Air Conditioning = 121,79 m2
- Shop: 1 room + bathroom w / AC= 87,36 m2
- Parking for commercial spaces

### Features

- ✓ Energy certificate: E
- ✓ Water Cistern
- ✓ Borehole
- ✓ Main drainage
- ✓ Built year: Pré-51
- ✓ Central location
- ✓ Floors: 1
- ✓ Sealed land area
- ✓ Solar orientation: North, South
- ✓ Mains water
- ✓ Air conditioning
- ✓ Laundry
- ✓ Proximity: Shopping, Restaurants, Open field, Public Transport
- ✓ Drive way
- ✓ Fitted wardrobes
- ✓ Conservatory
- ✓ Terrace
- ✓ Basement
- ✓ Storage / utility room
- ✓ Views: Countryside views
- ✓ Garage
- ✓ Land zoning: Agricultural reserve
- ✓ Commercial property
- ✓ Car port
- ✓ Annex
- ✓ Electric gates