

Village House
2 bedrooms
One bathroom
258 m²
EPC Consumption: F
EPC Emissions: F

REF: ME 2275

Mojacar

€280,000

Commercial property / Restaurant in a stunning village building on 3 floors includes a restaurant & professional kitchen, storerooms and an apartment plus a large roof terrace, for sale in the heart of Mojacar village with sea and mountain views.

El Palacio has been running as a restaurant business for many years. The location is gorgeous and offers an authentic experience of the village with tables on the first floor, inside, and tables outside, on the roof terrace. The building is located on the Plaza del Cano with a grocery store, souvenir shops and other restaurants.

The building also houses an apartment on the second floor with 3 rooms and a large sitting room with views over the roof tops to the sea and mountains beyond. There is a spiral staircase in the corner of the sitting room going up to the roof terrace. There is no kitchen on this level.

There are storerooms / bodega on the ground floor. There are toilets also on the ground floor which are accessed via a different staircase leading down from the dining area. There is an Otis lift to take food from the kitchen up to the roof terrace.

This building has a lot of history and is at least 100 years old if not more. It has thick stone walls and beautiful windows and rejas (iron security railings). The ceilings have all been reinforced and reformed. The electric has been completely updated to the highest standard. The building has been well maintained and is beautifully decorated in keeping with the style of the village properties. The property

can be converted back into a house / residential property or can be kept as a commercial business.

There is car access to the door of the property down Calle Lance, where you can turn around on the plaza to go out the same way. It would be possible to convert the bodega / storeroom into a garage.

Sold as seen. A property definitely worth viewing!

Location
On the Google map click on "enlarge map" and the exact location of the property in Mojácar is marked with the pin.

You are just a short walk to the main square of the historic village of Mojácar with cafes, shops, bars and restaurants all nearby. It is approx 2km from the property down to the beach. There is also a municipal sports centre and indoor pool. The local market in Mojácar is held in the village every Wednesday. The local bus in Mojácar village will take you down to Mojácar beach.

Airports
Almeria airport is a 45-minute drive, Murcia airport is 1 hour 20 minutes, Alicante airport is 2 hours and Malaga airport is 2 hours 45 minutes.

4 Golf Courses
Mojacar: Marina de la Torre, Vera: Valle del Este, Cuevas de Almanzora: Desert Springs, Pulpi: Aguilon Golf.

The indicated price does not include the taxes and expenses derived from the sale (ITP at the current tax rate, notary, registration and lawyer fees). We remind you that as a consumer you have the right to be informed and given the corresponding informative documentation, depending on the case, based on the provisions of Decree 218/05 of 11 October which regulates the Regulations on Consumer Information in the sale and rental of housing in Andalusia.

About Us
Mojacar Estates have been running successfully as an independent property sales and holiday rentals agency since 1982. Our dedicated team, who have all been working within this industry for more than 20 years, offer a professional and knowledgeable service to our clients. Our team speaks fluent Spanish, English and German. We offer properties for sale and rental in Mojacar and surrounding areas of Almeria, including Turre, Garrucha, Vera Playa, Los Gallardos, Villaricos and San Juan de los Terreros.

Approximate running costs
Yearly council rates (IBI) - €356.17
Quarterly rubbish collection - €39.48

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