

**Sales - Commercial - Coín**  
**295.000€**

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**Ref.-ID: R4631353**

**Coín**

**Commercial**

**IBI: 314 EUR / year**



**1**



**567 m2**



**3000 m2**

Rustic Plot with Industrial Warehouses in a 3,000m<sup>2</sup> plot with AFO Certification thus providing legal compliance. The entire property is securely fenced. Key Features: Two Industrial Warehouses: The property comprises two single-storey industrial warehouses with a 495m<sup>2</sup> total constructed area. Warehouse 1 Amenities: Includes a bathroom and an office space of approximately 11m<sup>2</sup> on a mezzanine level, accessed via stairs. Additional Storage Spaces: There are two warehouses and two covered sheds, totalling 145m<sup>2</sup> (computed at 50% covered area). Water Storage: The property boasts three cisterns with capacities of 60,000 litres, 20,000 litres, and 10,000 litres, in addition to well water and town water sources. Easy Access: The property is easily accessible, facilitating varied use of the installations.

**Setting**

- ✓ Country
- ✓ Close To Town

**Parking**

- ✓ Open
- ✓ More Than One
- ✓ Private

**Orientation**

- ✓ South

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water

**Condition**

- ✓ Good

**Category**

- ✓ Investment
- ✓ Resale

**Views**

- ✓ Country

**Furniture**

- ✓ Not Furnished

**Kitchen**

- ✓ Not Fitted