



## Detached Villa for sale in Albir, Altea

800 000 €

Référence: R4347523 Chambres: 2 Bain: 2 Construite: 160m<sup>2</sup>





## Costa Blanca North, Albir

A 2 bedroom Villa with Restaurant in the centre Albir. A 2 bedroom villa with an interlinked restaurant in the heart of Albir New to the market and a great opportunity to have your very own investment whilst at the same time living in Albir. The Villa: The villa comprises of two levels and has its own gated entrance from the street, drive way for one car and a small garden. The villa has been separated in to two separate dwellings. The ground floor for storage to the restaurant and upstairs as a rental investment. Both floors have their own private entrances and the ground floor also has an entrance directly in to the restaurant. In our opinion, the property is in need of some TLC and modernising. However, we feel that with a quick reform, the property could look amazing. On the ground floor you have your own small kitchenette, shower room, joint large storeroom (with the restaurant) that could be converted in to a further bedroom and you also have a garage. This could also be converted in to a further bedroom or a downstairs living room. Upstairs comprises of one double bedroom with ensuite bathroom, glassed in Naya/ study room, living room and kitchen. The restaurant: Currently being leased and due to the location is busy all day long for drinks, snacks and main meals. The restaurant is licensed to hold 38 people inside and probably the same outside on the private terrace. The restaurant is very functional and has everything you need for a thriving business. Also, as a further benefit, the current occupier of the restaurant would like to remain at the restaurant. Located on the Avenida de Albir, in the centre of all the shops and restaurant this lovely area has to offer and only a short walk down to the beach. Alicante Airport is approx. 62km