



Spanish Town and Country Homes

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Reference: **JMrec-1036-PAConfi**

Property type: Commercial Tienda

Sale/rent: For sale

Price: **882.000 €**

Condition: Reformed



Town: Pozo Alcón

Province: Jaén

Postal code: 23485

Zone: Pozo Alcon



Sqm built: 386

Hot water: individual

Air conditioner: preinstalled

Terraces: 3

Garages: 1

Description:

Pozo Alcon, JAEN PROVINCE

882 000

BUSY BAR AND BAKERY PLUS LUXURY RESIDENTIAL FLOORS AND APARTMENTS. FULLY FURNISHED WITH A TOTAL OF 8 BEDROOMS

Absolutely stunning property and business, well established in a busy town set in spectacular surroundings. There is so much to talk about here.

Starting with the bakery bar. Quite frankly this place serves the best cakes in the area, and the locals know it. Its busy from the moment the doors open both with people coming in to take orders home and for those wanting a cake and a coffee in its pretty cafe area. It has a fully licensed bar and a huge back seating area for functions. This is fully set up for music, film projection and Karaoke.

Everything in its superb display counters is hand made on the premises, and the basement houses a fully equipped professional bakery with large walk in refrigerated and frozen storage, multiple warehouse areas, service lift to the bar, garage and separate exit to a quiet street for deliveries. So extensive are the facilities here there are five separate toilets to cover every area.

The business is fully legal, and all paperwork is in order.

The bakery and bar take up two floors of this complex but there are three more available for purchase, in brief over 2 self-contained apartments and a residential floor, they comprise 8 bedrooms, 5 bathrooms/toilets, 3 kitchens and 3 lounges. Everywhere is fully furnished and equipped, and beautifully finished with attractively tiled floors, double glazing throughout and air conditioning in most rooms. All the furniture and equipment are of top quality. The electricity is both mains and solar with a total of 33 panels and state of the art control.

On the first floor, there are two independent one bedroomed apartments with beautifully fitted kitchens and bathrooms with shower cubicles. They are accessed separate to the bar and have their own front door intercom. Separate to these there is another toilet and two further good-sized bedrooms. Storage is no problem as a remarkable corridor of 8 double fitted wardrobes leads to the very comfortable open plan lounge and seriously attractive kitchen. This area demonstrates the imagination and quality throughout.

A wooden staircase leads to the floor above. There are a possible four further bedrooms here, decorated in vibrant yet tasteful colours. The bathroom is breathtaking, huge and filled with light it is dominated by a simply enormous jacuzzi with foliage trailing down from an elaborately decorated ceiling. Its five-star quality is matched by the luxurious main bedroom. Filled with the highest quality hard wood furnishings and spacious layout, it also has its own en-suite.

A final floor brings us a huge open sunroom with plenty of storage space, a balcony and an extensive rooftop terrace, allowing us breathtaking views of the mountains in a 180 degree panorama. This unique property must be seen.

The area around Pozo Alcon is renowned for its natural beauty. It is in the midst of lakes mountains and forests that are a haven for wildlife and enthusiasts of outdoor pursuits.

Beach is 1 hour 40 minutes away.

AIRPORTS

Granada - 1 hour 15 minutes

Almeria - 1 hour 30 minutes

Murcia - 2 hours 15 minutes

Alicante - 2 hours 40 minutes

Malaga - 2 hours 30 minutes
