



## Mac Inmo

C/ Cantarranas, 6  
Puerto Serrano

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reference: 241-22072021

property type: commercial

sale/rent: for sale

price: 79.000 €

condition: new



address:

Nº: floor: 0

town: Puerto Serrano

province: Cádiz

postal code: 11659

zone: Local céntrico y casa por terminar



sqm built:	80	elevator:	no	floor:	stoneware
living area:	0	swimming pool:	no	air conditioner:	
plot sq.meters:	0	garages:	0	hot water:	individual
sqm terrace:	20	terraces:	1	fuel:	
stays:	3	storage room:	no	orientation:	
bathrooms:	0	garden:	no	antiquity:	
toilets:	1	courtyard:	no	outward/inward:	outward
cupboards:	0	furnished:	no	community fees/month:	0

### description:

Commercial premises of 80 m2 with two adjoining rooms of 12 m2, complete electrical installation, air conditioning, individual hot water, stoneware floor. Ready to start activity.

Located in an ideal street to carry out any type of economic activity.

It also has a highly valued complement with two upper floors built in the absence of completion as a home, with an interior patio and terrace, with more than one hundred meters built between both floors.

It is an ideal investment since the sale involves the acquisition of premises and a house to be completed in a single operation, which will mean extra income such as rental of premises or housing once completed.

For potential clients from outside the town, Puerto Serrano is located in the Sierra de Cádiz, on the well-known Ruta de los Pueblos Blancos, right at the beginning of the Vía Verde de la Sierra, a 36 km route along an old route of railway that runs through some very beautiful natural landscapes of the Sierra de Cádiz, linking several typical Andalusian towns, and that allows hiking, cycling or horse riding, and only 20 minutes rides in canoes, paragliding, etc.

The town's location is strategic, it is 40' from the famous and monumental city of Seville (airport) and Jerez (birthplace of Sherry), 50' from Cádiz and the best and unspoiled beaches in Spain. Gibraltar and Malaga airports can be reached in two hours.