



**BUILDING LOCATED IN FRONT OF THE CHURCH OF MALGRAT DE MAR 745.000 €**

Estate located in the nerve center of Malgrat de Mar; in front of the church, 400 m from the beach. Corner building. It currently has 5 commercial premises and 3 homes. The first commercial space consists of 50 m<sup>2</sup>, the next three are 20 m<sup>2</sup> and the last 50 m<sup>2</sup> is on the corner of the church square, with a shop window that overlooks two streets. The premises are located in the most commercial street of Malgrat de Mar. The first house of 48 m<sup>2</sup> with views of the church, has two bedrooms, a living room, a fully equipped independent kitchen and a bathroom. The second house of 30 m<sup>2</sup> consists of a hall, living room, kitchen, bedroom and bathroom. The two houses have in the upper part of the building a large terrace of 120 m<sup>2</sup> and a large laundry room where the washing machines are located, as well as a large storage room with the possibility of locating another house of about 50 m<sup>2</sup> with a bedroom of approximately. The third house that has the access road through the other street is 80 m<sup>2</sup>. It consists of a hall, a large open-plan living room, a double bedroom with a dressing room, both the bedroom and the living room have access to a 6 m<sup>2</sup> balcony. The dining room also has access to a large terrace of 40 m<sup>2</sup> facing south, Possibility of building 6 single-family homes each with a commercial space at street level. Currently it is generating income without being all rented of 63,000 approx.

Transaction:	Sale	Category:	Building
Situation:	Malgrat de Mar, Maresme	Built area:	360 m <sup>2</sup>
Useful area:	288 m <sup>2</sup>	Occup. cert.:	
Condition:			





























