



|                             |         |                        |        |                        |                   |
|-----------------------------|---------|------------------------|--------|------------------------|-------------------|
| <b>Sales type :</b>         | Sale    | <b>Swimming pool :</b> | No     | <b>House area :</b>    | 110m <sup>2</sup> |
| <b>Year built :</b>         | 1955    | <b>Garden :</b>        | No     | <b>Plot area :</b>     | 110m <sup>2</sup> |
| <b>Energy certificate :</b> | Pending | <b>Orientation :</b>   | West   | <b>Solarium area :</b> | 250m <sup>2</sup> |
| <b>Bedrooms :</b>           | 0       | <b>Views :</b>         | STREET | <b>Airport :</b>       | 20km              |
| <b>Bathrooms :</b>          | 0       | <b>Parking :</b>       | STREET | <b>Beach :</b>         | 0,5 Km            |
|                             |         |                        |        | <b>City :</b>          | 0 m               |
|                             |         |                        |        | <b>Golf :</b>          | 7 km              |

✓ Quiet area

✓ Close to amenities

REAL ESTATE, NEXUS GROUP, SELLS GROUND FLOOR HOUSE IN SAN EMIGDIO STREET..

House on the ground floor, facing West, the house is ready to be demolished, with the possibility of building a ground floor and 3 floors.

Second option would be to rehabilitate and take advantage of the house with 100% occupation of the land.

According to Simple Informative Note, the house has an area of ten meters of façade by twenty-five meters deep.

According to Cadastre, (In the absence of being able to certify) a measure of 117m<sup>2</sup> appears in the cadastre.

Whichever idea you carry, it assures you that you can have the opportunity to build the house of your dreams.

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