



House in Antequera

Bedrooms **8** Bathrooms **3** Built **321m2** Plot **0m2**

R5394214 **House** **Antequera** **399.000€**

ANDALUSIAN HOUSE WITH GREAT POTENTIAL IN THE HEART OF ANTEQUERA 8 BEDROOMS · 3 BATHROOMS · 2 LIVING ROOMS · 321 M² BUILT · PATIO · 17 SOLAR PANELS · SECOND PROPERTY INCLUDED I present to you a truly unique property in the heart of Antequera: an authentic Andalusian house full of character, history and outstanding investment potential. Located on Calle Cruz Blanca, in a central urban area surrounded by all essential services, this property offers 321 m² built on a 143 m² plot, distributed over several floors, with 8 rooms, 3 bathrooms, 2 living rooms, an interior patio and a second adjoining property included in the sale. An excellent opportunity for a large family home, investment project, boutique guest house, small hostel, coliving concept or mixed residential and business project, always subject to licence and current urban planning regulations.

PROPERTY FEATURES — Built area: 321 m² — Plot: 143 m² — 8 bedrooms / rooms — 3 bathrooms — 2 living rooms — Several floors — Sunny interior patio — Traditional Andalusian entrance — Exterior façade with urban and architectural character — Two connected building sections — Rear independent service-style building — Interior access between the main house and the rear building — 17 solar panels installed — Approx. production: 10,000 kWh/year — 2 electric boilers — Insulated upper roof — Residential use — Original construction year: 1935 — Cadastral reference: 1486115UF6918N0001DQ — Second adjoining property included DISTRIBUTION AND SPACES The house preserves the

charm of traditional Andalusian architecture, with a characteristic entrance, a façade that must be respected as part of the urban image, and an interior layout with great personality. Each floor has a corridor area connecting the main house with the rear building, which was historically used as a service area. Between both parts of the property there is a paved interior patio with natural sunlight, providing light, ventilation and many possibilities for future use. **SECOND PROPERTY INCLUDED** The sale also includes an independent adjoining property, currently in a ruined condition, offering a major opportunity for extension or redevelopment. This additional space could be used, subject to municipal licence, as an extension of the accommodation, reception area, common area, apartments, patio, cafeteria, restaurant or another concept linked to a residential or tourism project. **INVESTMENT POTENTIAL** Thanks to its 8 rooms, generous surface area, central location and second property included, this is a very attractive opportunity for investors with vision. Its layout makes it possible to imagine a boutique hostel, guest house, coliving project, room rental business or a mixed concept with a restaurant or cafeteria. **LOCATION – CENTRAL ANTEQUERA** The property is located in a central area of Antequera, a historic Andalusian city with strong cultural value, local life and growing tourism appeal. Nearby services include: — Supermarkets — Banks — Medical centre — Pharmacies — Local shops — Restaurants and cafés — Petrol station — Essential services — Historic and cultural areas **IDEAL FOR** — Investors — Boutique hostel project — Guest house — Coliving — Large families — Mixed residential and business project — Character renovation — Buyers looking for a unique property in Andalusia **A UNIQUE OPPORTUNITY IN THE HEART OF ANTEQUERA** An Andalusian house with soul, 8 rooms, interior patio, solar energy and a second property included. A property with history, character and enormous potential to become a high-value residential or business project.

Courtesy Bus
Fitted Wardrobes
Private Terrace
Staff Accommodation

Courtesy Bus
Marble Flooring
Satellite TV
Storage Room

Covered Terrace
Near Transport
Solarium
WiFi