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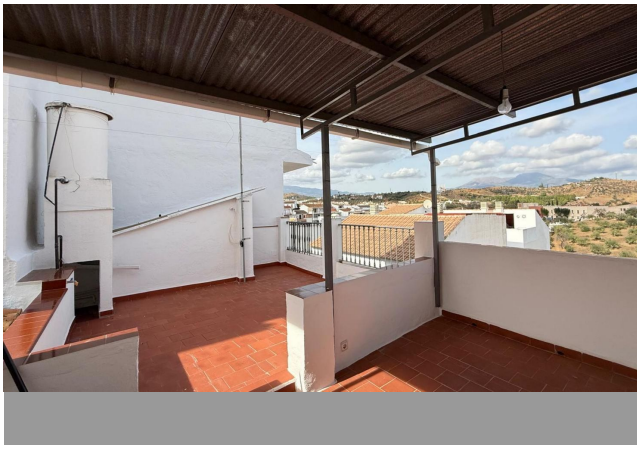

Townhouse in Guaro

Bedrooms	3	Bathrooms	1	Built	222m2	Plot	0m2
R5401918		**Townhouse**		**Guaro**		**310.000€**	

Character Townhouse with Commercial Unit & Excellent Investment Potential in the Heart of Guaro Situated in the very centre of the charming whitewashed village of Guaro, just moments from the Town Hall, local shops, cafés, and everyday amenities, this substantial townhouse offers a rare opportunity to create a versatile home and income-generating property in one of the Costa del Sol's most authentic inland locations. Offering approximately 222m² of built space spread across multiple levels, the property currently combines a traditional family residence with a separate commercial premises, providing endless possibilities for investors, renovators, or those seeking a live-work lifestyle. The residential accommodation comprises three bedrooms, a family bathroom, a spacious dining room, fitted kitchen, laundry area, and a balcony overlooking the village streets. The property retains the character and charm of a traditional Andalusian townhouse while offering plenty of scope for modernisation and personalisation. On the lower level, the commercial premises benefits from its own independent street entrance, making it ideal for a retail business, office space, workshop, studio, or professional practice. Although connected internally to the main house, both areas can easily function independently. One of the property's most appealing features is its flexibility. Subject to any necessary permissions, the commercial space could be transformed into a self-contained guest apartment, holiday rental, or long-term rental unit, creating an excellent opportunity for additional income. Equally, the building

could be reconfigured into two separate residential dwellings, making it particularly attractive for multi-generational living or investment purposes. A basement/cellar level provides useful storage space, while the private terrace offers the perfect place to enjoy the sunshine and atmosphere of village life. Located within walking distance of schools, shops, restaurants, and local services, the property enjoys a convenient setting in a traditional mountain pueblo while remaining within easy reach of Málaga, Marbella, and the Costa del Sol coastline. Property Highlights: Town centre location in the heart of Guaro Mixed-use property with residential and commercial space Approximately 222m² built area Three-bedroom family home Independent commercial unit with separate entrance Potential to create two separate residential units Opportunity to convert retail space into guest accommodation Basement/cellar storage area Private terrace and balcony Air conditioning Fibre optic internet available Excellent investment and rental potential Walking distance to shops, schools, and local amenities Whether you're looking for a renovation project, a business opportunity, a rental investment, or a spacious village ?home ?with ?future ?potential, ?this versatile property ?offers ?exceptional value and endless possibilities. Viewings ?are strictly ?by appointment. ?Contact ?us today to discover ?the ?potential ?of ?this ?unique ?Guaro ?property.

Fiber Optic	Fiber Optic	Guest Apartment
Private Terrace	Storage Room	