ALL IN
real estates








House in Mijas

Bedrooms	**5**	Bathrooms	**3**	Built	**692m2**	Plot	**5839m2**

R4784014	**House**	**Mijas**	**1.395.000€**

Beautiful HOME & Successful BUSINESS for sale in Mijas, Costa del Sol. 3-4 bed Finca + 1 bed Static Home + 550 m2 Storage Warehouses + 23 Kennels + 15 pen Cattery & Storage area for 50+ vehicles, on a large 5839 m2 plot. € 421,018 MAX TOTAL POTENTIAL A YEAR € 150,000+ REALISTIC POTENTIAL A YEAR Based on husband & wife team working half a day Mon-Fri & half day Saturday. If you are looking to move to Spain and wanting a business to subsidise a lovely lifestyle, then this should be your first viewing. Established successful business and beautiful home for sale due to health reasons. GROUNDS (Plot 5839 m2) This rare home & business plot has separate tall entrance gates for the business and the home. An impressive entrance drive with parking for up to 15 cars by the home at the front of the plot and a gravel drive to the business at the rear of the plot. The country home has plenty of grounds around it (approx 1500 m2) with large terraces, open spaces, separate 1 bed static home and a BBQ / entertaining area with covered bar area. There is also a second entrance gate giving direct access to the rear business part of the grounds from the home. The remaining share of this enormous plot is used as business (approx 4339 m2), with a large area dedicated to vehicle storage between the home and the rest of the business (offering peace & quiet at the main home). At the rear of the large plot you will find a long 550 m2 warehouse separated into 6 storage facilities, 23 Kennels, 2 dog exercise yards & a 15 pen Cattery. 3-4 BED COUNTRY HOME (Finca) You enter this modern luxury finca via an

entrance hall that quickly opens up to a good size entrance lobby area, which is open plan to a spacious lounge / dining area. The spacious and bright lounge / dining room has a high half vaulted ceiling, lots of windows and large 3 door double glazed patio doors opening onto the very large terrace area which has both covered and open sunny areas overlooking the grounds. This open plan living area also has a large feature fire place with log burner and stairs to a mezzanine landing. Large high gloss modern fitted kitchen with centre island and dark granite work tops. The kitchen has plenty of wall and base units, sink, oven, second oven / microwave with plate warmer below, large hob with ceiling mounted hood above, integrated freezer, dishwasher, concealed washer/ dryer and a large American style fridge freezer. The kitchen also has, in ceiling spot lights, a large opening to the lounge / diner for a modern social lifestyle, DG window to front and glazed door to rear BBQ & entertaining area. Master bedroom with DG window and patio doors to side terrace, fitted wardrobe and modern en-suite luxury shower room. Bedroom 2 has DG window and patio doors to side terrace, fitted wardrobe and ladder to a mezzanine guest bed area 4. Bedroom 3 has DG window and patio doors to rear terrace with fitted wardrobe. Second bathroom with 2 (jack & jill style) entrances, double sink unit, bath with shower over, W.C and electric opening skylight in roof. The mezzanine landing from the lounge has low pitched ceiling (currently with home office area) and access to both the (low ceiling) guest bed 4 area (open plan to bedroom 2) and separate (low ceiling) guest bedroom 5. The property also benefits from air conditioning. The kitchen, hall, living room, dining room, main bedroom & ensuite all have underfloor heating. STATIC HOME The spacious static home has its own fenced off garden area, wood decking leading into the bright open plan living area, with windows to 3 sides and room for sofa, dinning table and kitchenette. Door to separate double bedroom with window and room for wardrobe, shower room with sink and separate WC with window. A great place for family or guests to have their own space. BUSINESS Owned and operated by a husband and wife team for the past 15 years and current opening times are 10:00 - 14:00h Monday to Friday 10:00h to 13:00h saturdays. These times can be changed to suit requirements. Information below from the vendor re the business opportunities. STORAGE WAREHOUSE Long 550 m2 warehouse separated into 6 storage facilities, keeping one as office / own storage and renting remaining 5 units (Max Total Potential €2,500 per month) There are two 40m3 containers which rent for 250€ a month and three 20m3 containers that rent for 150€ a month. (Max Total Potential €950 per month) ESTABLISHED KENNELS (23 in total) 16 large kennels with heated floor and large outside pen. Each of the 16 large kennels can take up to 4 dogs from the same family. Cost is €12 per day per dog. (Max Total Potential €22,272 per month) + 7 normal kennels. Each of the 7 normal kennels can take up to 2 small to mid size dogs from the same family. Cost is €12 per day per dog. (Max Total Potential €4,872 per month) ESTABLISHED CATTERY (16 pens in total) Each of the 16 cat pens can take up to 2 cats from the same family. Cost is €8 per day per cat. (Max Total Potential €7424 per month) VEHICLE STORAGE AREA Large area dedicated for 50+ vehicle storage, currently storing plenty of motorhomes, camper vans, caravans, cars, trailers, boats & Jetskis etc. Average potential income €50 to €150 a month per vehicle depending on type and size. (Max Total Potential €5000 per month) MAX TOTAL POTENTIAL A YEAR €421,018 REALISTIC POTENTIAL A YEAR €150,000+ based on husband & wife team working half a day Mon-Fri & half day Saturday. If you are looking to move to Spain and wanting a business to subsidise a ?lovely ?lifestyle, ?then ?this ?should be your ?first ?viewing. Established successful business and ?beautiful home ?for sale ?due ?to health reasons. Contact us ?to ?view ?or ?reserve ?from ?video ?tour.

Bar	Bar	Covered Terrace
Double Glazing	Fitted Wardrobes	Guest House
Private Terrace	Staff Accommodation	Storage Room