



Price: €450,000  
Bedrooms: 4  
Bathrooms: 3  
M2 Living: 600<sup>2</sup>  
M2 Plot: -  
M2 Terrace: -  
Address: Colmenar, Málaga

Corner Townhouse. 4 Bedrooms, 3.5 Bathrooms. Roof Terrace and Patio. Bakery.

Essential Properties are pleased to present a large townhouse plus successful bakery ideal to create a home and income.

The ground floor of the property operates as a successful bakery and houses the shop front with display cabinets, storage rooms for ingredients, a preparation room and kitchen with industrial baking equipment. This floor also features a lounge/reception room with kitchenette, a shower room and an enclosed patio.

The first floor is the main accommodation and comprises of a large lounge/dining room with Juliet balcony, a spacious fitted kitchen featuring built-in appliances, central island plus a separate pantry and utility room. This floor also features a family bathroom with free-standing bath and separate shower, a shower room with twin sink units, a cloakroom with WC and 4 double bedrooms. 2 of the bedrooms enjoy fitted wardrobes whilst another is currently used as an additional reception room with kitchenette.

The first floor also benefits from a covered rear patio and a large front terrace with spiral stairs leading up to the roof terrace boasting exceptional views over the surrounding mountains, countryside and the village.

Colmenar has an altitude of 700 metres and a population of 3,600. The foothills of the Sierra de Camaroles lie to the north and Mount Miraflores to the south. It is located at the most westerly point of Axarquía approx 30 minutes drive from Malaga, 10 minutes from Lake Viñuela and 30 minutes drive from the coast at Rincon de la Victoria.