

**REF: HPS10297****Denia****Villa****2 Bedrooms****1 Bathrooms****179m² Living Area.****641m² Plot Size.****Yes****590,000 EUR****DESCRIPTION**

PROPERTY WITH GREAT POTENTIAL!! Villa for sale in Las Rotas, Property on a plot of 641 m2. Ground floor is currently a restaurant (with license) and has a living - dining room for 40 diners, 2 toilets, open outdoor terrace for another 20/25 diners, industrial kitchen, several storage rooms and warehouses etc... By the external staircase you ascend to a house with a covered terrace, living - dining room with fireplace, independent kitchen, 2 bedrooms and 1 bathroom with shower. There is the possibility of converting (processing a project in the town hall) both floors into a single-family home or two independent ones as well as making a swimming pool since in the current parking lot there with enough space to do so. Residential area just 1,000 m from the coves of Las Rotas and 3 km from Dénia town centre. ☐☐



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