

Reference: **VC240223AB**  
Property type: House  
Sale/rent: For sale  
Price: **190.000 €**  
Condition: Good condition



Address: Avenida Burjassot  
Town: Valencia  
Province: Valencia  
Postal code: 46015  
Zone: Benicalap



**Sqm built:** 168      **Floor:** stoneware      **Plot sq.meters:** 84  
**Sqm terrace:** 6      **Terraces:** 1      **Bedrooms:** 3  
**Orientation:** northeast      **Bathrooms:** 1      **Antiquity:** 1920  
**Toilets:** 3      **Outward/Inward:** outward

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**Description:**

Have you always wanted to have your own home near your business in the heart of Valencia? If so, you will love this property. The property, which is on the corner, consists of a ground floor with a business and a first independent height for residential use. The ground floor is 80 m<sup>2</sup> and has a bar, kitchen, mezzanine, 3 bathrooms and the main room. The bar has been operating until March 2023 and has a valid license and the furniture and equipment that we detail: -Kitchen: Cutter, fryer, toaster, countertop, plates, pans, pots, display trays (steel inox.) and heater. -Bar: 2 refrigerated cabinets, 2 bar cabinets (1 of them double), cutlery, glasses, cups, plates, coffee cabinet, coffee utensils shelves, refrigerator cabinet, microwave, cash register, 1 bottle rack, dishwasher, display cabinet and tobacco machine. -Local: LG TV, 1 freezer, 7 tables, 21 chairs, 2 terrace tables and 4 chairs, 6 stools, 1 long ladder to access the mezzanine. 2 air conditioners by ceiling cassette. If you are interested in continuing the activity, you can do so immediately, as it has been open for over 40 years and fully operational until very recently. The bar was closed due to staff retirement. The place is very bright, thanks to its condition as a corner, and it has an entrance door on both Avenida Burjassot and Calle de la Carrasqueta. On the first floor, which has 84 m<sup>2</sup>, is the house, which is accessed directly from the street by a private staircase. It has 3 bedrooms, dining room, bathroom, kitchen and a small terrace. It is very bright and has cross ventilation since it is a corner. If you are an investor, you are facing a very good opportunity, since you can build up to 4 heights (we attach a report of urban circumstances in the photographs). The location of the property is very good, having all kinds of services nearby: pharmacy 1 minute away, schools, institutes, supermarkets (Mercadona 3 minutes walk) and everything you may need for your day. The area is very well connected, since in 5 minutes you are in the main arteries of Valencia, or at the exit to Ronda Norte and Carretera de Ademuz and it has the Garbí tram stop next to it and a 9-minute walk from the metro station (Beniferri) as well as EMT bus line 12. Do not hesitate and request a visit as soon as possible. Opportunities like this don't come along every day. The data in this publication are shown for informational purposes, not contractual and are not binding.

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