

## Commercial Premise for sale in Mijas Costa, Costa del Sol

2 Bedrooms | 2 Bathrooms | 400 m<sup>2</sup> Interior | 4,500 m<sup>2</sup> Plot |



### Property Description

Lifestyle Opportunity, Long Established Licensed Dog Kennels and Cattery with Lovely 2 Bedroom House and Swimming Pool Between Malaga Airport and Marbella.

Licensed by the Junta de Andalucía, these well-known kennels and cattery were established in the late 1980's and have a top reputation in the area and are always busy with many long term regular clients returning their pets time and again, some booking up to a year in advance to avoid disappointment.

The business and the house are two completely separate areas and have both been well maintained and are in excellent condition.

There is customer parking and an attractive reception area leading to the kennels. There is a checking in desk with kitchen area having washing machine and dryer, there is a grooming table and pet shower which although are not currently utilised, could be offered as an additional service to customers.

There are 10 kennels which each have indoor and outdoor areas, allowing the dogs to choose where they would like to be. They are fully insulated, heated and air conditioned.

There are 11 cat rooms which, all of which have heated beds.

In addition, there is an isolation room for sick animals which can also be used as a long term treatment room for animal care after pet surgery with no risk of infection to other boarders.

There is a good sized all weather exercise area with sun shades and flood lighting as well as a large area of land for further exercise in good weather.

There is a large storeroom for dog and cat bedding and toys.

The kennel and cattery areas in total cover over 1000m<sup>2</sup>.

The house is fully detached from the business and is offered in excellent decorative order throughout having been improved and maintained by the current owners whilst retaining the charm and character of the original building, It is air-conditioned and there are panel heaters.

It has an entrance hall with large cloak cupboard and access to a modern fully tiled cloakroom with WC and hand basin.

The lounge / dining room is a particularly attractive room with log burner, three pairs of pvc double glazed windows and a beamed ceiling. There are double doors opening onto a terrace with fantastic panoramic views.

The main bedroom is a good size and has some lovely views. It has a large ensuite shower room with large shower, wc and twin wash basins.

There is also access from the main bedroom to an Walkin dressing room with 7 full height wardrobes, this room is currently also used as an office.

Bedroom two is again a good size with an ensuite shower room and built in wardrobe.

The Kitchen/breakfast room is well fitted with modern appliances, there is an aga style cooker with extractor above, there is an American style fridge/freezer, washing machine, dish washer, built in microwave oven, sink, and plenty of cupboard space. There is a separate breakfast area with space for table and chairs.

Outside there are a number of citrus trees.

The outdoor living area is exceptionally peaceful, the lounge area has toldos making it useable all year, there is an outdoor kitchen and fridge with plenty of space for the lounge. There is also an outdoor TV and external internet router.

The pool is around 8x4 meters and has solar lighting, and a sun bathing area.

In total the whole land area is around 6500m<sup>2</sup>

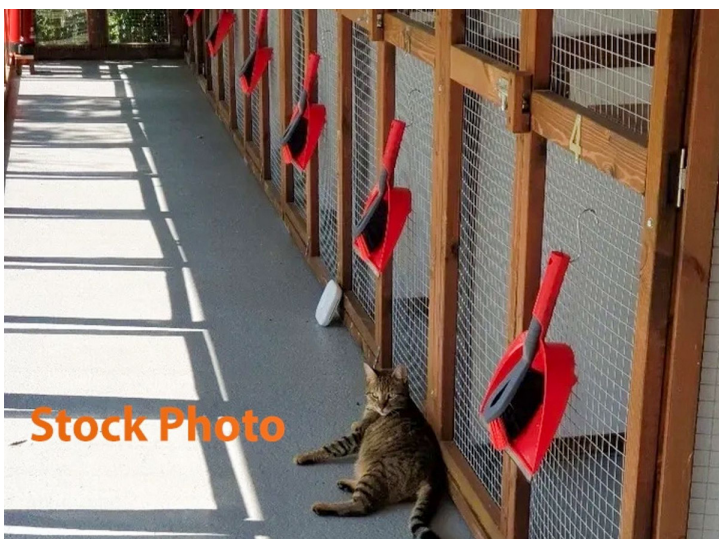
The Basura is around 300€ per annum and the IBI is around 540€ per annum.

There is mains water and a septic tank for drainage. The also a well and septic tank for the kennels and cattery.

This truly is a rewarding business and a beautiful home which would be ideally suited to a couple who want to run a business from home.



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This information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice.

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