

# SPANISHESTATE

<https://www.spanishestate.com/house/mancha-real-23100/6384846/>

## house for sale Mancha Real, Metropolitana De Jaén



LOOKING FOR A PROFITABLE PROJECT IN THE HEART OF MANCHA REAL?~~We present this magnificent 336 m2 property, strategically located in the very center of town. It's a house with the soul of an apartment building, ideal for investors seeking assets with high potential for subdivision and profitability.~~THE PROJECT: YOUR VISION, YOUR BUSINESS~The property requires a complete renovation, allowing for a complete redesign of the space. Thanks to its generous size and layout, it's the perfect canvas for:~~Apartment development: Given the high rental demand in the area, it's ideal for converting into 3 or 4 independent apartments.~~Multifamily dwelling + Commercial space: An excellent option to utilize the ground floor commercially and the upper floors as designer apartments.~~State residence: For those seeking a grand residence with a patio and balconies in the most exclusive area of town.~~Why invest in Mancha Real?~Mancha Real is not just any town; It's one of the economic engines of the province of Jaén. Investing here is a sure bet:~~Industrial Strength: A national leader in the furniture industry, with a constantly expanding industrial park that attracts hundreds of workers every day.~~Strategic Location: Situated at the gateway to the Sierra Mágina mountain range and just 15 minutes from the city of Jaén, with excellent highway connections.~~Rental Demand: There is a real need for modern, renovated homes for professionals and families working in the local industrial sector.~~ Unbeatable location.~~ Unlimited potential.~~ Smart investment.~~Contact us now for more information or to schedule a visit and discover the full potential of this property!~~Legal and Financial Information~Legal Notice: In compliance with Decree 218/2005 of October 11, which approves the Regulation on Consumer Information in the Sale and Rental of Housing in Andalusia, the client is informed that notary fees, registration fees, applicable taxes (Property Transfer Tax or VAT + Stamp Duty), and other expenses inherent to the sale are not included in the price. The consumer has the right to receive a copy of the corresponding Abbreviated Information Document (DIA) for the property.~~Agency Fees: The real estate agency's professional fees are not included in the sale price and will be paid by the buyer.~~Energy Performance Certificate (EPC): In process.

### property details

Spanishestate id: **6384846**  
reference:: **CIMA00978**

### contact

real estate agent: **Remax Cima**  
name: **not available**

close to/ located: **Mancha Real**  
region: **Metropolitana De Jaén**  
property type: **house**  
rooms: **5**  
property surface: **336 m2**  
surface plot: **164 m2**  
price: **€ 68.000**

spreekt: **not available**  
telefoon: **+34618144438**