## Sales - House - Estepona

# 495.000€











**Ref.-ID: MIBGR5479465** **Estepona** **House**

**Community: 1,800 EUR / year** **IBI: 558 EUR / year** **Rubbish: 147 EUR / year** **2** **2** **143 m2** **231 m2**

REDUCED IN PRICE!!!!! Situated in the sought-after area of Bahía Dorada, Estepona, this charming and spacious Andalusian-style townhouse is located just 50 metres from the beach and offers a private garden, generous terraces and access to six communal swimming pools.The property also has a tourist rental licence, offering an attractive opportunity for buyers who may wish to use the property as a holiday rental investment. Set within a well-established residential development surrounded by beautifully maintained communal gardens, the property enjoys a peaceful setting with pleasant partial sea views. The property is approximately 5 minutes by car from Estepona Marina, close to several golf courses and around 45 minutes from Málaga Airport. The house is distributed over two floors and currently offers 2 bedrooms, 2 bathrooms, a private garden of 112m2 and spacious outdoor areas, with the possibility of creating a third bedroom. On the upper floor, there is a fully fitted kitchen connected to an open-plan dining area. From here, a few steps lead down towards the garden. On a slightly raised level is the spacious and cosy living room, featuring a fireplace and direct access to a large terrace overlooking both the private and communal gardens, with partial sea views. The terrace is an ideal space for outdoor dining, relaxing or enjoying the Mediterranean climate. It also includes a covered area enclosed with glass curtains, which could easily be adapted into a third bedroom, home office or guest room. The lower floor comprises 2 bedrooms and 2 bathrooms, both fitted with walk-in showers. Both bedrooms enjoy direct access to the private garden and lower terrace, providing an excellent outdoor area for barbecues, entertaining friends and family or simply relaxing in peaceful surroundings. From the rear garden, the beach is only a few minutes' walk away, with direct access to the coastal promenade. From here, Estepona Marina can be reached on foot in approximately 40 minutes. The private residential development offers: 6 communal swimming pools Tennis court Beautiful landscaped communal gardens Direct access to the beach Covered residents' parking located just a short walk from the property An excellent opportunity as a permanent residence, holiday home or investment property, with strong rental potential thanks to its location, outdoor spaces and proximity to the beach.

**Setting**
- ✔ Beachside
- ✔ Close To Sea
- ✔ Urbanisation
- ✔ Front Line Beach Complex

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Communal Pool
- ✔ Childrens Pool

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Garden Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Tennis Court
- ✔ Utility Room
- ✔ Double Glazing

**Furniture**
- ✔ Not Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden
- ✔ Private Garden

**Security**
- ✔ Alarm System

**Parking**
- ✔ Street Parking

**Category**
- ✔ Bargain