



Sales - House - Marbella
1.275.000€

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Ref.-ID: MIBGR5187679

IBI: 1,200 EUR / year

Marbella



5



4



200 m²

House



106 m²

Charming house in the old town, with a stunning sunny terrace and beautiful views of the historic center. The house also has a beautiful central courtyard surrounding the bedrooms, adding a lot of charm and character, as well as providing perfect natural ventilation throughout the house. With a beautiful location, next to the Church of La Encarnación and the Engraving Museum. Located on a corner, between two quiet pedestrian streets, it has a large facade, with windows and balconies overlooking both streets. Consisting of 5 spacious bedrooms and 4 bathrooms, 2 living rooms and 2 kitchens, distributed as follows: On the main floor, there is a cozy living and dining room, a kitchen with an island, and a beautiful central interior courtyard. There are also 3 spacious bedrooms and 2 bathrooms. The master bedroom has an en-suite bathroom. This home, on the ground floor, is accessed from the outside through a separate door from the street. So it could be used as an apartment independent from the rest of the house, if desired. On the upper floor, there is an impressive living-dining room with balconies overlooking the street and another small balcony overlooking the house's interior courtyard. A modern kitchen with a central island. And two double bedrooms, both with en-suite bathrooms. From here, you can access the impressive outdoor terrace, sunny all day, with pleasant unobstructed views around the old town and a beautiful direct view of the Church of the Encarnación. This floor, like the lower floor, also has its own private entrance from the street. It could also be used as an independent apartment with a terrace. Therefore, this family home could be converted into two completely independent apartments. The house is in excellent condition and is ready to move into. Extraordinary house for family use. It could also be used for tourist use, either as a spacious family home or as two independent apartments.

Setting	Orientation	Condition	Climate Control	Views	Features
✓ Town	✓ East	✓ Excellent	✓ Air Conditioning	✓ Mountain	✓ Fitted Wardrobes
✓ Commercial Area	✓ South	✓ Recently Renovated	✓ Hot A/C	✓ Panoramic	✓ Near Transport
✓ Close To Port	✓ West		✓ Cold A/C	✓ Courtyard	✓ Private Terrace
✓ Close To Shops				✓ Urban	✓ Solarium
✓ Close To Sea					✓ Guest Apartment
✓ Close To Schools					✓ Storage Room
✓ Close To Marina					✓ Utility Room
					✓ Ensuite Bathroom
					✓ Double Glazing
					✓ Near Church
Furniture	Kitchen	Garden	Security	Parking	Utilities
✓ Fully Furnished	✓ Fully Fitted	✓ Private	✓ Entry Phone	✓ Street	✓ Electricity
			✓ Alarm System		✓ Drinkable Water
Category					
✓ Resale					