

**Sales - House - Estepona**  
**698.000€**

**www.mibgroup.es**  
**+34 662 58 96 58**  
**info@mibgroup.es**



**Ref.-ID: MIBGR5367463**

**Estepona**

**House**

**Community: 1,200 EUR / year**

**IBI: 730 EUR / year**



**3**



**2.5**



**120 m2**

This charming townhouse is located in the sought-after residential area of Seghers in Estepona, within a small and peaceful community. Offering a desirable south-facing orientation, the property enjoys lovely sea views and is within walking distance to the beach and the vibrant Estepona port with its restaurants, cafés, and amenities. The entrance level features a bright and comfortable living and dining area with a fireplace, a fully fitted kitchen, and a guest toilet. From the living room, there is direct access to a terrace where you can relax and enjoy open sea views throughout the day. On the lower level, the property offers a master bedroom with en-suite bathroom, along with two guest bedrooms sharing a bathroom. This level also provides access to another terrace and a private garden area, perfect for creating a chill-out or barbecue space. The upper floor, approximately 35 m<sup>2</sup>, is currently unfinished and offers excellent potential to be converted into an additional bedroom, office, or entertainment area, adding further value to the property. With its excellent location, sea views, and development potential, this townhouse represents a fantastic opportunity as a permanent residence, holiday home, or investment on the Costa del Sol.

- |   |  |   |   |   |   |
|---|--|---|---|---|---|
| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Close To Port</li><li>✓ Close To Sea</li><li>✓ Close To Town</li></ul> | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ South</li></ul> | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Good</li></ul> | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li><li>✓ Fireplace</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li><li>✓ Garden</li></ul> | <b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Fitted Wardrobes</li><li>✓ Private Terrace</li><li>✓ WiFi</li><li>✓ Ensuite Bathroom</li><li>✓ Basement</li></ul> |
| <b>Garden</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>   |  |   |   |   |   |