MIBGROUP.ES

Sales - House - Benahavís

485.000€

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Ref.-ID: MIBGR5402830 **Benahavís** **House**

IBI: 232 EUR / year

3 **2** **160 m2**

BENAHAVÍS VILLAGE. Excellent opportunity! Beautiful and highly comfortable GROUND FLOOR TOWNHOUSE WITH A LARGE TERRACE AND SPACIOUS PRIVATE GARAGE. Distributed on a single level with direct access from the street, providing maximum convenience. The property features 3 spacious bedrooms, two magnificent rustic-style bathrooms, one of them en-suite with a laundry area, a cozy living room with a fireplace, and a charming kitchen with direct access to the large 50 m² terrace, partially covered, offering plenty of natural light, privacy, and enough space to install a small swimming pool. Completely renovated in 2003 and presented in excellent condition. Highlights include its high-quality windows, excellent layout, and south and north orientation, providing pleasant natural light and ventilation throughout the year while maintaining a warm atmosphere in winter and a cool environment in summer. One of its greatest attractions is its location; you can easily walk to supermarkets, restaurants, schools, sports facilities, banks, and other amenities, while a bus stop is just 1 minute away. Benahavís, renowned as a gastronomic destination, is surrounded by prestigious golf courses, offering an exceptional lifestyle. In addition, it is located approximately 10 minutes by car from the Costa del Sol beaches and Marbella, and only 15 minutes from Estepona. The property includes an independent private garage, especially practical for permanent residents or golf enthusiasts. Furthermore, there are no community fees, and maintenance costs are very low, with an annual property tax (IBI) of only □232. The building consists of just two floors, with very quiet neighbours on the upper level. As an added value, there is the possibility of obtaining a TOURIST RENTAL LICENSE. An excellent opportunity as a permanent residence, holiday home, or investment in one of the most attractive villages on the Costa del Sol.

Setting
- ✔ Town
- ✔ Commercial Area
- ✔ Village
- ✔ Mountain Pueblo
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Schools
- ✔ Close To Forest
- ✔ Close To Marina

Orientation
- ✔ North
- ✔ South

Condition
- ✔ Excellent

Pool
- ✔ Room For Pool

Climate Control
- ✔ Air Conditioning
- ✔ Fireplace

Views
- ✔ Urban
- ✔ Street

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Satellite TV
- ✔ WiFi
- ✔ Paddle Tennis
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Restaurant On Site
- ✔ Courtesy Bus
- ✔ Fiber Optic

Furniture
- ✔ Optional

Kitchen
- ✔ Fully Fitted

Parking
- ✔ Garage
- ✔ Covered
- ✔ Private

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone

Category
- ✔ Resale