

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

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**Ref.-ID: MIBGR5428072**

**Estepona**

**House**

**Community: 1,200 EUR / year IBI: 730 EUR / year**

**Rubbish: 180 EUR / year**



**3**



**2.5**



**120 m2**



**35 m2**

Located in the highly desirable residential enclave of Seghers, this charming south-facing townhouse is set within the intimate community of Casa Saladavieja. Just a short stroll from the beach and the lively Estepona Port, with its excellent selection of restaurants, cafés and amenities, the property enjoys a privileged setting complemented by beautiful sea views. The entrance level welcomes you with a bright living and dining area centred around a cosy fireplace, alongside a fully fitted kitchen and a guest toilet. Large doors open onto a sunny south-facing terrace, creating the perfect space to relax while enjoying uninterrupted views of the Mediterranean. On the lower level, the home offers a spacious master bedroom with en-suite bathroom, together with two guest bedrooms sharing a family bathroom. This floor also provides access to a second terrace and a private garden with a tranquil chill-out area and the potential to create an outdoor barbecue space, ideal for entertaining family and friends. The upper floor, measuring approximately 35 m<sup>2</sup>, remains unfinished and presents an excellent opportunity to customise the home to suit your lifestyle, whether as an additional bedroom, a home office, gym or entertainment room. Complete with a private parking space directly outside the property, this townhouse combines an exceptional location, captivating sea views and exciting potential. An ideal opportunity to enjoy the relaxed Mediterranean lifestyle, in one of Estepona's most established neighbourhoods.

<b>Setting</b> <ul style="list-style-type: none"><li>✓ Close To Port</li><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Close To Town</li><li>✓ Close To Schools</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>✓ Near Transport</li><li>✓ Storage Room</li><li>✓ Marble Flooring</li><li>✓ Double Glazing</li></ul>
<b>Furniture</b> <ul style="list-style-type: none"><li>✓ Not Furnished</li></ul>	<b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Partially Fitted</li></ul>	<b>Garden</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>	<b>Parking</b> <ul style="list-style-type: none"><li>✓ Covered</li></ul>		