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**Sales - House - Marbella**

# 1.500.000€

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**Ref.-ID: MIBGR5514331** **Marbella** **House**

**IBI: 633 EUR / year** **Rubbish: 35 EUR / year** **3** **2** **185 m2** **85 m2**

Charming townhouse in the old town of Marbella. A Relais & Châteaux property, this house is currently an annex of the Hôtel La Fonda Relais & Châteaux, a luxury 5 star Boutique Hotel located in the historic old town, generating an income of 43,000 per year for the owner with only 60 days of annual rental, with the possibility of increasing or decreasing the number of available days as desired. The current return is 3% per year, with the potential to reach 10%. It boasts all the character of a typical old-town house while also offering luxurious details such as underfloor heating in the kitchen and both bathrooms, solar panels for hot water, hot/cold air conditioning throughout, double-glazed windows, a pellet stove in the living room, solid wood doors and windows with double glazing, and natural terracotta tile flooring throughout. The fully furnished house boasts a comfortable layout. On the entrance floor, next to the living room and kitchen, there is a lovely interior patio with numerous plants, making it a very pleasant and cool place to escape to on the hottest days. The patio also has its own water well, a beautiful decorative feature. The living room, with its fireplace, natural terracotta floors, wooden beams on the ceiling, and two large floor-to-ceiling windows, makes this beautiful room a very comfortable space. On the first floor, there are two bedrooms and two bathrooms. The master bedroom has an en-suite bathroom with a shower and its own dressing room. This bedroom features three large windows with balconies and pleasant views of a quiet pedestrian street. A second double bedroom also has a large window with a lovely balcony overlooking the interior patio and an en-suite bathroom with a shower. On the top floor, there is a third fantastic bedroom with high ceilings that can be used as a guest room or as a study for reading or entertainment. From here you can access a large private terrace where you can enjoy the sunlight all day long, with different areas to relax in the sun, sit and have a drink next to a bar/barbecue area with a small outdoor kitchen, and enjoy beautiful views over the old town. A true gem for lovers of the old town.

**Setting**
- Town
- Close To Port
- Close To Shops
- Close To Sea
- Close To Schools
- Close To Marina

**Orientation**
- South West Orientation
- West Facing

**Condition**
- Excellent Condition
- Recently Renovated
- Recently Refurbished

**Climate Control**
- Air Conditioning
- Pre Installed A/C
- Hot A/C
- Cold A/C
- Fireplace
- U/F Heating
- U/F/H Bathrooms

**Views**
- Mountain Views
- Panoramic Views
- Urban Views
- Street Views

**Features**
- Fitted Wardrobes
- Near Transport
- Private Terrace
- Solarium
- Ensuite Bathroom
- Barbeque
- Double Glazing
- Near Church

**Furniture**
- Not Furnished

**Kitchen**
- Fully Fitted Kitchen

**Security**
- Entry Phone
- Alarm System

**Utilities**
- Electricity
- Drinkable Water

**Category**
- Luxury
- Resale