

## Sales - House - Estepona

**587.000€**

**Estepona**

**House**

**IBI: 476 EUR / year**

**Rubbish: 100 EUR / year**



**2**



**2**



**118 m2**

Charming Renovated House in the Heart of Estepona's Old Town Located in the historic centre of Estepona, this beautiful rustic-style house offers a unique combination of charm and comfort. Carefully renovated in 2000, it retains its original character while incorporating modern amenities, creating a welcoming and warm atmosphere, ideal for those looking for a home with personality. Distribution: Ground Floor: Upon entering the house, an elegant entrance hall fluidly distributes the different rooms of the house. The spacious living-dining room stands out for its luminosity and spaciousness, and has a fireplace that not only offers warmth, but also adds a romantic and welcoming touch to the space. The kitchen, completely renovated and equipped with high-quality appliances, is designed for lovers of gastronomy, and has direct access to an interior patio that provides natural light to the environment. On this level there is also a guest bathroom, conveniently located to serve both guests and common rooms. First Floor: The upper floor houses two bedrooms, both with built-in wardrobes and large windows that allow natural light to flood the spaces. The south orientation of the rooms ensures a warm and sunny atmosphere throughout the day. The spacious and bright master bathroom is perfectly integrated into the rustic style of the house, with quality finishes that reinforce the feeling of comfort and harmony. Solarium: On the top floor, a spectacular solarium becomes the perfect space to enjoy the 360-degree panoramic views. This bright space is designed to make the most of the Mediterranean climate, offering a covered area with an outdoor dining area and barbecue, ideal for family gatherings or relaxing moments throughout the year. From here, you can enjoy both the stunning mountain views and the unique charm of Estepona's old town, with its narrow alleys, squares full of history and vibrant local life. Don't miss the opportunity to visit this unique house in the heart of Estepona. If you would like more information or to schedule an appointment, please do not hesitate to contact us for a no-obligation visit.

### Setting

- ✓ Commercial Area
- ✓ Village
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools

### Views

- ✓ Street

### Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

### Orientation

- ✓ South

### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Solarium
- ✓ WiFi
- ✓ Restaurant On Site
- ✓ Near Church
- ✓ Fiber Optic

### Category

- ✓ Distressed
- ✓ Investment

### Condition

- ✓ Excellent

### Furniture

- ✓ Not Furnished

### Climate Control

- ✓ Fireplace

### Kitchen

- ✓ Fully Fitted



















































