

## Sales - House - Estepona

# 424.000€

Estepona

House

IBI: 292 EUR / year

Rubbish: 98 EUR / year



2



2



77 m2

Charming 2-Bedroom Townhouse - Second Line to the Beach & Promenade, Estepona Excellent opportunity to acquire a well-maintained semi-detached house in one of the best pedestrian areas of Estepona, just 2 minutes from the Mirador del Carmen and the beach. This south-facing property enjoys the rare advantage of having completely unobstructed views and sunlight, with no neighbouring buildings blocking the light. Key Features 77 m<sup>2</sup> built | 65 m<sup>2</sup> useful over 3 levels (including solárium) 2 double bedrooms 2 bathrooms (one with shower, one with bathtub) Spacious kitchen with central island and pantry/laundry area Living room South orientation with excellent natural light Fully renovated in 2013 and ready to move in Fitted wardrobes Solárium with potential to create an extra room or spectacular sea-view terrace No community fees Location Unbeatable second-line position on the promenade area of Estepona. Everything is within walking distance: the beach, Mirador del Carmen, shops, restaurants and the Old Town. Ideal for those seeking a convenient and pleasant lifestyle in the heart of Estepona. A lovely, ready-to-live-in home with low running costs and great potential to personalise the upper solárium. Viewing highly recommended.

### Setting

- ✓ Beachfront
- ✓ Town
- ✓ Commercial Area
- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Marina

### Orientation

- ✓ South

### Condition

- ✓ Excellent

### Views

- ✓ Sea
- ✓ Garden
- ✓ Courtyard
- ✓ Urban
- ✓ Street

### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ WiFi
- ✓ Storage Room
- ✓ Utility Room
- ✓ Double Glazing
- ✓ Near Church
- ✓ Fiber Optic

### Furniture

- ✓ Fully Furnished

### Kitchen

- ✓ Fully Fitted

### Parking

- ✓ Street



















