

**Ref.-ID: MIBGR5324656**

**Estepona**

**House**

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

**Rubbish: 180 EUR / year**



Charming Townhouse with Sea Views in Urb. Seghers, Estepona Situated in the sought-after residential area of Seghers, in the small community of Casa Saladavieja, this charming south-facing three-bedroom townhouse enjoys lovely sea views from the main living level and an excellent location within walking distance to the beach and the vibrant Estepona Port with its restaurants, cafés and amenities. The entrance level features a comfortable living and dining area with fireplace, a fitted kitchen and a guest toilet. From the living area there is direct access to a terrace where you can enjoy the open sea views and the sunny south orientation throughout the day. On the lower floor, the property offers the master bedroom with en-suite bathroom and two guest bedrooms sharing a bathroom. From this level there is access to another terrace and a private garden area with a pleasant chill-out space and the possibility to create a barbecue area, ideal for relaxing and entertaining outdoors. The upper floor, with approximately 35 m<sup>2</sup>, is currently unfinished and offers excellent potential to be converted into an additional bedroom, a home office, or an entertainment space, depending on personal needs. A private parking space is available outside the property. Thanks to its location, sea views and further potential, this townhouse represents a wonderful opportunity as a permanent residence or a holiday home close to the beach and the port of Estepona.

**Setting**

- ✓ Close To Port
- ✓ Close To Sea

**Climate Control**

- ✓ Air Conditioning
- ✓ Fireplace

**Kitchen**

- ✓ Fully Fitted

**Category**

- ✓ Resale

**Orientation**

- ✓ South

**Views**

- ✓ Sea
- ✓ Courtyard

**Garden**

- ✓ Private

**Condition**

- ✓ Good

**Features**

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Marble Flooring

**Parking**

- ✓ Street

**Pool**

- ✓ Communal

**Furniture**

- ✓ Not Furnished

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water













