

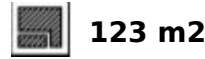
**Ref.-ID: MIBGR5360623**

**Estepona**

**House**

**IBI: 380 EUR / year**

**Rubbish: 120 EUR / year**



Charming Townhouse for sale in Estepona Old Town For sale as 'Usufruct' with a 72 year old female 'Usufructuary'. Accurate property valuation of Euro 570,000. Sales price of Euro 427,500 at a 25% discount. Situated on one of the prettiest streets in Estepona's historic Old Town, this beautifully presented 2-bedroom, 2-bathroom home offers an exceptional blend of character, space, and location. The property is filled with natural light throughout and features a spacious lounge alongside a large dining room, perfect for entertaining or relaxed living. Two internal covered patios provide peaceful, private outdoor spaces, enhancing the home's traditional Andalusian charm. Upstairs, a generous roof terrace with pergola and additional storage room offers the ideal setting for outdoor dining, sunbathing, or enjoying the warm Costa del Sol climate year-round. Perfectly positioned just 250 metres from the beach and 250 metres from the vibrant Plaza de las Flores, this is a rare opportunity to own a stylish home in one of Estepona's most sought-after locations. A truly special property, ideal in the future, as a permanent residence, holiday home, or investment.

**Setting**

- ✓ Town
- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools

**Views**

- ✓ Mountain
- ✓ Urban
- ✓ Street

**Garden**

- ✓ Communal

**Orientation**

- ✓ West

**Features**

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

**Security**

- ✓ Alarm System

**Condition**

- ✓ Recently Renovated

**Furniture**

- ✓ Fully Furnished

**Parking**

- ✓ Street

**Climate Control**

- ✓ Air Conditioning

**Kitchen**

- ✓ Fully Fitted

**Category**

- ✓ Bargain
- ✓ Investment
- ✓ Resale





















