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**Sales - House - Cancelada**

**650.000€**

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**Ref.-ID: MIBGR5499499** **Cancelada** **House**

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 **120 m2**

Beachside Townhouse with Potential in Villacana – Urbanización Albayalde 4 Bedrooms | 2 Bathrooms | Guest Toilet | Multiple Terraces | Gated Community Located in Albayalde, a charming gated community in Villacana, this 4-bedroom townhouse has a lot going for it. A great location, lots of outdoor space, a lovely community and the opportunity to make it your own. Just a short walk from the beach, the property is set within a peaceful residential community with beautifully maintained communal gardens, swimming pools, tennis courts and padel facilities. The townhouse offers four bedrooms, two bathrooms and a guest toilet, with living spaces spread across different levels. The two bathrooms have been nicely renovated, giving the property a lovely modern starting point. The rest of the interior could still use some love. One of its nicest features is the variety of outdoor areas. There is a terrace directly off the kitchen, another terrace connected to the living room, and the master bedroom opens onto its own balcony through French doors. On the lower level, a private garden area provides direct access to the communal gardens and swimming pool. The community itself is quiet and welcoming, with a pleasant neighbourhood atmosphere. Parking is possible directly in front of the property, and there may even be an opportunity to create a private garage underneath the house, subject to the necessary technical checks and approvals. LOCATION Villacana is a well-established beachside area on the New Golden Mile, between Estepona and Marbella. You're within walking distance of the Mediterranean, with beach restaurants and local amenities nearby. There's a Greek restaurant right next to the community. You're close to Cancelada, with its local shops, cafés and restaurants, while Estepona, San Pedro de Alcántara and Puerto Banús are all within easy reach. This makes the house a convenient base whether you're looking for a permanent residence, a holiday home or a property to put your own stamp on. The seller is motivated to sell, so if you're looking for a four-bedroom townhouse near the beach and you can see the potential in this one, please do get in touch.








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