

## 3 soverom Rekkehus til salgs i Estepona, Málaga

1.295.000€

















This unique and spacious townhouse, located in the heart of Estepona's charming old town, offers an exceptional living experience with a rare layout of two separate houses joined together. Each house has its own entrance from different streets, making it versatile for various living arrangements. Just a 5-minute walk from the beach and Paseo, this property is ideal for those seeking a blend of traditional Andalusian charm and modern comforts in a prime location.

On the ground floor, you'll find an expansive living area, currently used as an art gallery and entertainment space, along with a large professional-grade, fully fitted kitchen and a guest bathroom. The space opens up to a lovely 35m<sup>2</sup> patio, perfect for outdoor dining or relaxation. Across the patio, the second house includes another room with its own bathroom, offering privacy for guests or the potential to create a separate studio. There's also an opportunity to add another floor to this second house, further enhancing the property's possibilities.

The first floor features a comfortable living area with a private terrace, a fitted breakfast kitchen, and two spacious bedrooms, each with en-suite bathrooms. The house is equipped with modern amenities including underfloor heating with a heat pump, air conditioning, and a fireplace, ensuring comfort year-round. The property is eco-friendly, fitted with solar panels and a photovoltaic system to reduce energy costs.

Recently renovated, this townhouse boasts contemporary finishes while retaining its traditional character. With 132m<sup>2</sup> of built space, a 35m<sup>2</sup> terrace, and a total plot size of 159m<sup>2</sup>, it's perfect for those who value space and flexibility. Additional features include a covered terrace, private terrace, utility room, and double-glazed windows for energy efficiency.

IBI fees are €650 per year. This property is a fantastic resale opportunity, offering immense potential in one of Estepona's most desirable areas.~

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|  3 soverom                        |  4 bad            |  132m <sup>2</sup> Bygg størrelse |
|  167m <sup>2</sup> Tomtestørrelse |  A/C              |  Fitted kitchen                   |
|  Double glazing                   |  Air conditioning |  Orientation - south              |
|  Condition - recently renovated   |  Close to shops   |  Close to school                  |
|  Covered Terrace                  |  Utility Room     |  |