

## 3 bedroom Townhouse for sale in Nerja, Málaga

350,000€



House in Nerja, to be renovated, with a 103m<sup>2</sup> plot, in the heart of the town, just a 5-minute walk from the Balcón de Europa and the most central beaches.

Located on one of the streets in Nerja's historic center, it has a wide, west-facing facade and the possibility of building a basement plus an additional floor.

Currently, the house is distributed over one floor, plus a patio and a roof terrace. It has 3 bedrooms, a kitchen, a bathroom, a living-dining room, and a patio with access to the roof terrace.

Located in one of the most sought-after and central areas and just a short walk from the town's most emblematic areas, such as the Balcón de Europa and the beaches.

A property with great potential, in a prime location, and a size that would allow for the construction of a beautiful house with a garage and pool.

Don't hesitate to call us for a viewing!

Nerja is located in the east of the province, 50 km from Málaga. It is located just 45 minutes from Malaga Airport and 1 hour from the Sierra Nevada in Granada.

It has approximately 22,000 inhabitants.

In a privileged location, Nerja boasts spectacular landscapes thanks to its exceptional cliffs and wonderful beaches. It has a climate with mild temperatures year-round, perfect for enjoying its numerous cultural activities, its acclaimed festivals, its beautiful, well-kept streets, and its warm people.

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|---|--|---|
|  3 bedrooms |  1 bathroom |  103m <sup>2</sup> Plot size |
| <input checked="" type="checkbox"/> Location - Central  | <input checked="" type="checkbox"/> Orientation - West   | <input checked="" type="checkbox"/> Features - Walking distance to rest.  |
| <input checked="" type="checkbox"/> Features - Patio  | <input checked="" type="checkbox"/> Features - Investment Property                             | <input checked="" type="checkbox"/> Features - Near amenities   |
| <input checked="" type="checkbox"/> Features - Sunny terraces                                 | <input checked="" type="checkbox"/> Features - Very Good Access                                | <input checked="" type="checkbox"/> Features - Walking distance to shops  |
| <input checked="" type="checkbox"/> Features - Walking distance to t. centre                  | <input checked="" type="checkbox"/> Features - Renovation Needed                               | <input checked="" type="checkbox"/> Features - Sought After Area  |
| <input checked="" type="checkbox"/> Views - Mountains   | <input checked="" type="checkbox"/> Features - Solarium  | <input checked="" type="checkbox"/> Features - Walking distance to beach  |
|   | <input checked="" type="checkbox"/> Views - Village  |   |