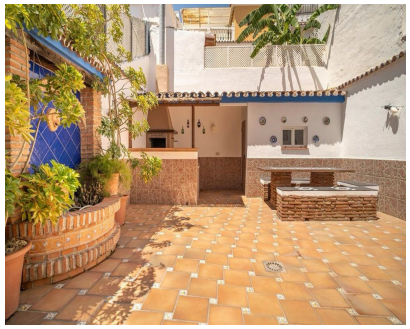
Sales - House - Marbella

1.290.000€




Ref.-ID: R5544835 **Marbella** **House**

IBI: 998 EUR / year **Rubbish: 202 EUR / year** **4** **4** **188 m2** **145 m2**

4 Bedroom Beautiful House at Marbella Old Town. We are introducing this sharming dwelling with up to 300sqm built, in which a total 112sqm belonging to the enchanting Andalusian style patio and the last floor solarium terrace are included. Conveniently located at the Old Town, its placement allows the house to boast some (open) panoramic urban and La Concha (Marbella's majestic mountain), furthermore, from the solarium a trip of sea can be glanced. The House needs to be visited in order to properly assess its building materials and features; to appreciate the size of the rooms and spaces, the light and noise absence even being blessed with its position at the heart of Marbella.. The property welcomes you with a covered hallway and after the entrance we find an ample living room with dining area and a fireplace; we also find the elegant staircase leading to the upper floors; a guest toilette and separated, the kitchen, with breakfast area, and access to the huge Andalusian Patio, partially covered, which comprises an utility room and a BBQ area (also conveniently covered). On the first floor we find three bedrooms, the main one en suite and with a balcony, the two others sharing a bathroom. The second floor is entirely devoted to a roomy bedroom with en suite bathroom, dressing room and the impressive 45sqm solarium terrace and its mentioned panoramic and a strip of sea view. An opportunity to acquire a Family Dwelling with all the necessary to start living today, with first class building features and with a Touristic Licence in place and proven rental history.

Setting
- ✔ Town
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools

Orientation
- ✔ East Facing
- ✔ West Facing

Condition
- ✔ Excellent Condition

Climate Control
- ✔ Air Conditioning
- ✔ Central Heating

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Panoramic Views
- ✔ Urban Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Solarium
- ✔ WiFi
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Barbeque
- ✔ Double Glazing

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Investment