

**Sales - House - Estepona**  
**317.999€**

**www.arbatestates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatestates.com**



**Ref.-ID: R4978696**

**Estepona**

**House**



**3**



**2**



**200 m2**



**250 m2**

Townhouse: 2 Floors with Terrace, Communal Pool, and Renovation Potential. This beautiful townhouse combines comfort, space, and versatility. Located in a peaceful residential area with access to a communal pool, it's an excellent option for families or as an investment opportunity. Property Details: - 3 spacious bedrooms (one with a private balcony). - Additional room in the basement, ideal for a fourth bedroom or conversion into an independent guest apartment or rental studio (renovation required). - Fully equipped kitchen. - Living room with a fireplace and direct access to the terrace and communal area. - 2 full bathrooms with walk-in showers (one en-suite). - Guest toilet on the ground floor. - Storage space under the roof. - Solar panels for hot water. - Electric shutters for added convenience. Additional Features: - 2 parking spaces (one registered in the deed). - Access to a communal pool and garden areas. - Low community fees: €60/month. Notes: The basement offers incredible potential to personalize according to your needs, whether it's a guest space, rental studio, or home office. Don't miss the opportunity to visit this charming property and explore all its possibilities!

- Setting**
- ✓ Close To Shops
  - ✓ Close To Sea
  - ✓ Close To Schools
  - ✓ Urbanisation

- Kitchen**
- ✓ Fully Fitted

- Orientation**
- ✓ South

- Security**
- ✓ Gated Complex

- Condition**
- ✓ Good

- Parking**
- ✓ Private

- Pool**
- ✓ Communal

- Utilities**
- ✓ Solar water heating

- Climate Control**
- ✓ Fireplace

- Features**
- ✓ Covered Terrace
  - ✓ Private Terrace
  - ✓ Storage Room
  - ✓ Basement