

**Sales - House - Estepona**  
**700.000€**

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**Ref.-ID: R5189017**

**Estepona**

**House**

**IBI: 312 EUR / year**

**Rubbish: 153 EUR / year**



**4**



**4**



**261 m2**

SEMI-DETACHED HOUSE IN CENTRAL ESTEPONA! A unique opportunity in the heart of Estepona! This bright and elegant semi-detached house, located just a few steps from the historic centre, perfectly combines comfort, spaciousness and style. With 261 m<sup>2</sup> of floor space spread over four floors, the property offers everything you need for a comfortable family life: four bedrooms, three full bathrooms and a guest toilet. On the ground floor, behind the main entrance, there is a cosy living-dining room, a fully equipped kitchen, a guest toilet and a charming patio, ideal for enjoying pleasant summer evenings. In the basement, the property has a laundry room and a large garage for two cars, a real privilege in this area. The first floor has three bedrooms and two bathrooms. Finally, on the top floor, there is a master bedroom with a small terrace and a full bathroom. In the basement, the property has a laundry room and a large garage space for two cars, a real privilege in this area. The location is unbeatable: just a few minutes walk to the beach and with all amenities close at hand, including supermarkets, chemists, shops, schools and a health centre. Estepona is a town with its own unique charm: cobbled streets, lively squares, a wide selection of bars and restaurants, museums, galleries and a cultural programme that runs all year round. Its sunny beaches and relaxed atmosphere make it the ideal place to fully enjoy the Mediterranean lifestyle. In short, this semi-detached house in the centre is a unique opportunity for those looking to live in a privileged area, with all the amenities and surrounded by charming surroundings.

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| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Town</li><li>✓ Commercial Area</li><li>✓ Close To Port</li><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Close To Town</li><li>✓ Close To Schools</li></ul> | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ South West</li></ul>                      | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Excellent</li></ul>                       | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li><li>✓ Hot A/C</li><li>✓ Cold A/C</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✓ Garden</li><li>✓ Street</li></ul> | <b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Fitted Wardrobes</li><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ Satellite TV</li><li>✓ Storage Room</li><li>✓ Ensuite Bathroom</li><li>✓ Double Glazing</li><li>✓ Basement</li><li>✓ Fiber Optic</li></ul> |
| <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul>  | <b>Parking</b> <ul style="list-style-type: none"><li>✓ Underground</li><li>✓ More Than One</li></ul> | <b>Utilities</b> <ul style="list-style-type: none"><li>✓ Electricity</li><li>✓ Telephone</li></ul> | <b>Category</b> <ul style="list-style-type: none"><li>✓ Resale</li></ul>   |  |  |