

## Haus zum Verkauf in Estepona, Costa del Sol

3 Schlafzimmer | 3 Badezimmer | 95 m<sup>2</sup> Wohnfläche | 17 m<sup>2</sup> Terrasse | Garage Ya | Garten Ya  
€ 305 IBI | € 95 Rubish tax | € 600 Community fees



### Beschreibung der Immobilie

Charming fully renovated townhouse located in the prestigious Seghers area, just a short walk from Estepona Port and Playa del Cristo. An ideal property both as a permanent residence and as a secure investment on the Costa del Sol.

The property offers 3 bedrooms and 2 bathrooms, with a modern and functional layout. The kitchen flows seamlessly into the dining and living area, creating a bright, open-plan space that is both welcoming and perfect for everyday living or entertaining.

It features a private garden and terrace with south-facing orientation and sea views, ideal for enjoying the sun and natural light throughout the day. Additional features include a loft space, separate laundry room, and storage room, providing extra comfort and practical storage.

A key added value is that the property has a tourist use license, making this property an excellent investment opportunity for both holiday and long-term rentals.

Located just 200 metres from the beach, with a bus stop within wal