

## Townhouse for sale in Estepona, Costa del Sol

2 Bedrooms | 2 Bathrooms | 123 m<sup>2</sup> Interior | 30 m<sup>2</sup> Terraces | Garden Yes  
€ 380 IBI | € 120 Rubish tax



### Property Description

Charming Townhouse for sale in Estepona Old Town

For sale as 'Usufruct' with a 72 year old female 'Usufructuary'.  
Accurate property valuation of Euro 570,000.  
Sales price of Euro 427,500 at a 25% discount.

Situated on one of the prettiest streets in Estepona's historic Old Town, this beautifully presented 2-bedroom, 2-bathroom home offers an exceptional blend of character, space, and location.

The property is filled with natural light throughout and features a spacious lounge alongside a large dining room, perfect for entertaining or relaxed living. Two internal covered patios provide peaceful,

private outdoor spaces, enhancing the home's traditional Andalusian charm.

Upstairs, a generous roof terrace with pergola and additional storage room offers the ideal setting for outdoor dining, sunbathing, or enjoying the warm Costa del Sol climate year-round.

Perfectly positioned just 250 metres from the beach and 250 metres from the vibrant Plaza de las Flores, this is a rare opportunity to own a stylish home in one of Estepona's most sought-after locations.

A truly special property, ideal in the future, as a permanent residence, holiday home, or investment.