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## House ■ Estepona

■■■■■■■■■■: R5358457

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| ■■■■■■■■: 3 | ■■■■■■■: 3 | M²: 229 | ■■■■: 899 000 € |
| ■■■■■■■: ■■■■■■■■ | ■■■: House | ■■■■■■: ■■ ■■■■■■■ | |

■■■■■■■■:***This property is currently secured under a private purchase contract (PPC) with a 10% deposit already paid. The buyer reserves the right to assign their contractual position to a new purchaser, in accordance with the terms of the existing contract. This charming villa is located just 150 metres from Playa Guadalmansa, ideally positioned between METT Hotel & Beach Resort Marbella Estepona and Ikos Andalusia. Set within the increasingly sought-after beachside area of Cancelada, this is a prime location with strong future growth potential. As you enter the property, you are welcomed into a spacious open-plan living room with a beautiful feature fireplace. Immediately you have a lovely guest bathroom. To the right is a separate dining area that flows through to a fully fitted kitchen. From the kitchen, there is access to a rear terrace, ideal for outdoor dining or the creation of an outdoor kitchen space. Moving back through the lounge, you reach a charming wooden-beamed and brick-built extension, currently used as a home office, which spans the full width of the property. To the rear of this area, there is also a large storage and utility room, adding further practicality. Outside, the property benefits from a generous garden, currently grassed and easy to maintain, with a variety of mature fruit trees. The plot offers ample space for the addition of a swimming pool, making it ideal for enhancing both lifestyle and value. The house is full of character, with high-quality wood finishes, marble flooring, and traditional tiling throughout, offering authentic Andalusian charm. With renovation and modernisation, this property represents an excellent opportunity to significantly increase its value. Upstairs, there are three spacious bedrooms. The master bedroom features an en-suite bathroom (with bath and shower) and a walk-through wardrobe. The second and third bedrooms both include fitted wardrobes, high ceilings with wooden beams, and share a large family bathroom with shower. A great opportunity in a very up and coming area. Any questions regarding the contract assignment process and how it works are welcome.

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Beachfront, None, ■■■■■■■, ■■■■■■■■■■■■■■■■■■, ■■■■■■■■, ■■■■■■■■ ■■■, None