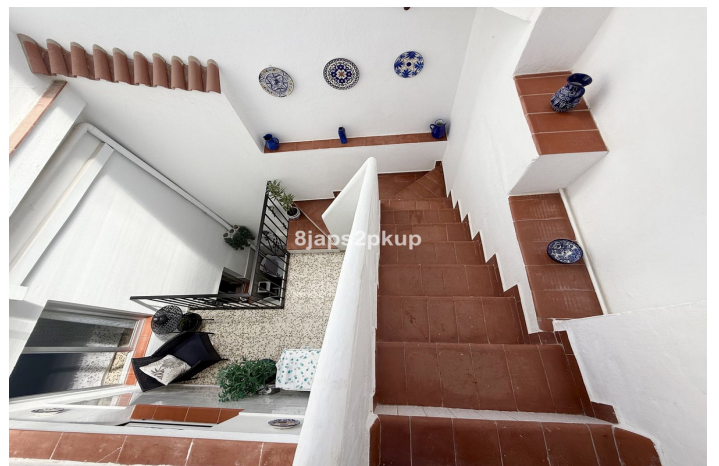




## Townhouse for sale in Estepona, Estepona

427,500 €

Reference: R5360623 Bedrooms: 2 Bathrooms: 2 Build Size: 123m<sup>2</sup> Terrace: 30m<sup>2</sup>





## Costa del Sol, Estepona

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.



## Features:

### Features

Covered Terrace  
 Near Transport  
 Private Terrace  
 Storage Room  
 Double Glazing  
 Utility Room  
 Fiber Optic  
 Near Church  
 Solarium

### Views

Mountain  
 Urban  
 Street

### Furniture

Fully Furnished

### Security

Alarm System

### Orientation

West

### Setting

Beachside  
 Close To Port  
 Close To Sea  
 Close To Shops  
 Close To Schools  
 Town

### Kitchen

Fully Fitted

### Parking

Street

### Climate Control

Air Conditioning

### Condition

Recently Renovated

### Garden

Communal

### Category

Investment  
 Resale  
 Bargain