

## 3 bedroom Villa for sale in Estepona, Málaga

1,195,000€



















Step into the heart of Estepona's vibrant center and discover this unique and spacious townhouse that exudes character and charm. This exceptional property is unlike any other, consisting of two separate houses seamlessly joined together, each with its own distinctive entrance on different streets. Located in the historic old town, this gem is just a leisurely 5-minute stroll from the iconic Paseo and the golden sands of the beach.

As you enter the ground floor, you'll be greeted by a vast living area, currently serving as an art gallery and entertainment space, offering endless possibilities for creativity and relaxation. The expansive professional fully fitted kitchen is a chef's dream, perfect for culinary enthusiasts to indulge in their passion for cooking. A guest bathroom adds convenience, while direct access to a charming patio of 35m<sup>2</sup> invites al fresco dining and tranquil moments of relaxation. Connected to this patio, the second house boasts another room and bathroom, with the potential to add another floor above, making it an ideal space for expansion or customization.

Venture upstairs to the first floor, where a cozy living area awaits, complete with a terrace offering picturesque views of the surrounding area. A fitted breakfast kitchen adds practicality to the space, while two bedrooms and two bathrooms provide comfort and privacy for residents and guests alike.

This remarkable property is equipped with underfloor heating powered by a heat pump, as well as a solar panel and photovoltaic system, ensuring energy efficiency and sustainability for eco-conscious living.

With its unique layout and abundant potential, this townhouse presents an exceptional opportunity for those seeking a home filled with character and versatility. Don't miss your chance to make this property your own and unlock its endless possibilities.

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|  3 bedrooms                  |  3 bathrooms         |  132m <sup>2</sup> Build size |
|  159m <sup>2</sup> Plot size |  armarios empotrados |  bodega                       |
|  buen estado                 |  cocina amueblada    |  cocina equipada              |
|  céntrico                    |  exterior            |  histórico                    |
|  jardín                      |  luminoso            |  propietario residente        |
|  terraza                     |   |  |