



R5131786

📍 Estepona

REF# R5131786 348.000 €

BEDS

3

BATHS

3

BUILT

142 m<sup>2</sup>

PLOT

189 m<sup>2</sup>

TERRACE

46 m<sup>2</sup>

Introducing a charming townhouse located in Puerto Romano, a peaceful residential area situated in El Padrón, to the east of Estepona. The property is just a 5-minute drive from the beach and 10 minutes from the center of Estepona, offering both convenience and privacy in a natural setting.

Built on a 189m<sup>2</sup> plot, the property features a spacious outdoor patio from which a staircase leads to the main residence, positioned above street level. The entrance is preceded by a bright, enclosed porch, ideal as an additional dining area or lounge. From this space, you can access the living room with a fireplace on one side, and the independent kitchen on the other, which also connects to the living room through an internal door. Adjacent to the living room, a bedroom with an en-suite bathroom completes this floor, while a spiral staircase leads to the upper level, where the second bedroom is located, also with a private bathroom and access to a large terrace with open and partial sea views.

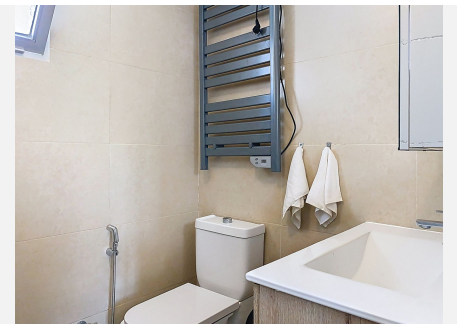
On the lower floor of the house, with independent side access from the patio, there is a studio with a private bathroom, perfect for guests, family members, or as a workspace, as well as a laundry area and a separate,

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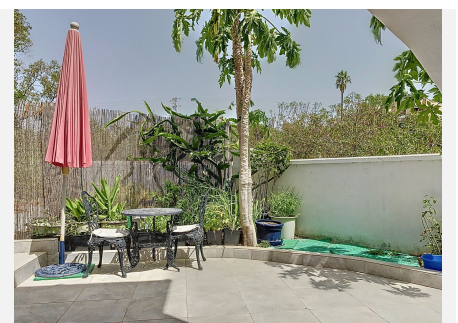
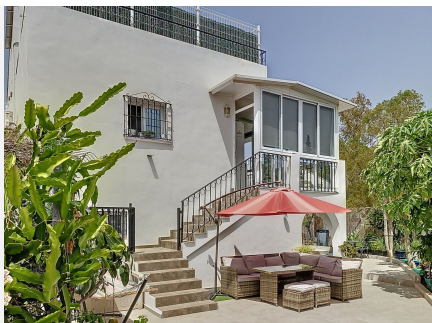
ventilated storage room. Although the property is in good condition and perfectly habitable, it allows for some aesthetic updates to modernize, improve, and adapt it to personal preferences.

The house is equipped with individual air conditioning units in several rooms and solar panels. While it does not have a garage, it is located on a private street with little traffic, making parking easy. Its proximity to the sea, the beach, and the town center, as well as its tranquil atmosphere, make this property a very attractive option both as a permanent residence and for getaways to the Costa del Sol.



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