

## Townhouse for sale in San Pedro de Alcántara, Marbella

425,000 €

Reference: R4839493 Bedrooms: 4 Bathrooms: 4 Plot Size: 76m<sup>2</sup> Build Size: 182m<sup>2</sup>



## Costa del Sol, San Pedro de Alcántara

I invite you to imagine life in this charming townhouse, a home full of possibilities in the heart of San Pedro de Alcántara. With 4 bedrooms, 4 bathrooms, and 3 kitchens distributed over 3 floors, this property is ideal both for a large family and for those seeking an investment opportunity to transform it into three independent apartments, with the option to add a fourth floor.

Property enabled for disabled, since it has access from the street without stairs and the elevator is designed especially for this use, both due to its size and the special operating system.

Located on a recently paved and quiet pedestrian street, with vehicle access for neighbors, the house offers a unique connection to the center of San Pedro, where everything is within a short walk, from supermarkets to the beach.

The current design offers multiple possibilities. The ground floor, with approximately 75 m<sup>2</sup>, features a one-bedroom apartment with a kitchen and living room. Additionally, a garage, currently used as a workshop, can easily be transformed into a second bedroom with natural light, creating an independent two-bedroom apartment.

The central elevator and the staircase allow easy access to the upper floors, making it feasible to divide the house into independent apartments, each with its own entrance. The staircase area is well-lit, thanks to the natural light coming from the top.

On the first floor, another 75 m<sup>2</sup>, has a spacious living room with an open-plan kitchen, well-lit and functional. A hallway leads to two bedrooms, one with a beautiful wooden walk-in closet with sliding doors and its own en-suite bathroom, the other with a built-in wardrobe. Both have large windows, ideal for family enjoyment.

The second floor offers a studio of around 30 m<sup>2</sup>, with wooden ceilings and a large 45 m<sup>2</sup> terrace enclosed by a pergola. This space invites you to enjoy family barbecues, while the fully equipped laundry room ensures day-to-day convenience.

Renovated in 2005, the property features air conditioning and solar-powered hot water. It has a 1,000 liter water tank to have independence in the event of a water supply outage. It is ready for future renovations, such as dividing it into apartments or adding a new floor.

Living in the center of San Pedro de Alcántara is a unique experience. Having all services close by, in a location where the charm of the town meets the proximity to the sea, makes this house an excellent investment, whether for creating a home or as an opportunity for future profitability. Discover everything this property has to offer! The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses.

AGB

## Features:

### Features

Wood Flooring

Barbeque

### Furniture

Not Furnished

### Climate Control

Fireplace

### Energy Rating

C

### Condition

Good

### CO2 Emission Rating

C