



## Geschakelde Woning te koop in La Duquesa, Manilva

265.000 €

Referentie: R4969411 Slaapkamers: 3 Badkamers: 3 Perceelgrootte: 137m<sup>2</sup> Terras: 50m<sup>2</sup>





## Costa del Sol, La Duquesa

Welcome to Casa Nall a delightful duplex property walking distance to the beach and facing directly to the sea for panoramic sea and mountain views. Casa Nall is situated near the end of a private cul-de-sac of properties in a community offering lovely green areas, huge pool and even tennis courts for you and your families use. At the entrance there is a good-sized gated carport for a large SUV or a smaller car and storage for bikes/canoes and other items. The main entrance door leads to an entrance landing, leading directly ahead to the living room. This benefits from 2x double sliding patio doors to very comfortable terrace and allowing ample light AND those amazing sea views to pour in. The living room features an open log burning fireplace for cozy nights and plenty of room for seating and indoor dining. From the terrace there is a staircase leading to the roof solarium occupying the whole footprint of the house. Here the current owner has constructed a slightly raised wooden platform allowing sea views even when seated. There are water and electricity connections and plenty of space to great an outdoor kitchen, dining, and chillout seating area and even the potential for a hot tub. On the main entry level to the left of the entrance sits the galley style kitchen updated by the current owner 7 years ago. There is place of space for all the usual appliances, refrigeration and preparation spaces needed for a family. From the entrance landing there is a staircase leading down to two good sized double bedrooms, both with en-suite (one with shower and the other a traditional bath with shower pole combined) fitted wardrobes AND sliding patio doors to yet another shared terrace enjoying those amazing sea and mountain views. Behind the bedroom area there is a huge "storeroom" currently set up as a store and occasional spare bedroom. This also leads to another good-sized area currently set up as a workshop. This area is ideal for converting to one or two further bedrooms with a bathroom, or en-suite bedroom and private living area etc etc. There is also a further floor below, not currently accessible but that could be converted to ANOTHER 50m<sup>2</sup> of living area with the consent of the community (others have done this already...) A very good property offering views, and a veery flexible space and with many possibilities to expand and add value. Priced to sell as the owners have seen another property they are interested in. Contact for immediate viewing as this is bound to be snapped up very soon. Townhouse, La Duquesa, Costa del Sol. 3 Bedrooms, 2.5 Bathrooms, Built 137 m<sup>2</sup>, Terrace 50 m<sup>2</sup>.



## Kenmerken:

### Extra's

Overdekt terras  
Privéterras  
Opslagruimte  
Ensuite badkamer  
Marmeren vloeren  
Dubbele beglazing  
Gemonteerde kasten  
Solarium  
Wifi  
Tennisbaan  
Bijkeuken  
Barbecu  
Kelder

### Uitzicht

Zee  
Berg  
Panoramisch  
Land

### Zwembad

Gemeenschappelijk

### Tuin

Gemeenschappelijk

### Zonorientatie

Oosten

### Ligging

Dicht bij zee  
Voorsteden

### Meubilering

Deels ingericht

### Parkeergelegenheid

Garage  
Privé  
Bedekt

### Klimaatbeheersing

Vooraf geïnstalleerd a/c  
Haard

### Huidige Staat

Goed

### Keuken

Volledig passend

### Categorie

Investerings  
Koopje