Townhouse in Guadiaro

€279,000

Guadiaro, Cádiz

Bedrooms: 3 | Bathrooms: 2 | Built: 73 m² | Terrace: 38 m²









Overview

TOWNHOUSE WITH PANORAMIC VIEWS, IMMEDIATE RETURNS AND A STRATEGIC LOCATION NEXT TO SOTOGRANDE

Discover this charming traditional-style village house in the heart of Guadiaro, an increasingly sought-after location for those looking for peace and quiet, nearby amenities and excellent connections to some of the most exclusive enclaves of the Costa del Sol.

The house is laid out over two floors and offers three bedrooms, a full bathroom with a bathtub and a guest toilet. One of the bedrooms has direct access to a pleasant terrace with open views over the town and the mountains, bringing in light and extra outdoor space to enjoy all year round.

The kitchen is separate and fully fitted, and its worktop was recently renovated, an improvement that gives the room a more up-to-date and practical look. The kitchen opens onto a cosy inner patio, perfect as a laundry area, outdoor dining space or relaxation corner.

One of the property's great attractions is on the top floor, where a spectacular private roof terrace offers 360º panoramic views over the mountains and the surroundings of Guadiaro. An ideal space for a chill-out area, get-togethers with friends, barbecues or simply relaxing and taking in the scenery.

The house is sold fully furnished and ready to keep generating income from day one. It is currently let for €1,000 a month on a contract renewable every six months, which makes it an especially attractive option for investors looking for an immediate return with no extra management required.

Although the property does not have a private parking space, there is a large public car park at the start of the street, making parking easy for residents and visitors alike.

Its location is another of its great strengths. Supermarkets, schools, pharmacies, cafés, restaurants and all kinds of services are a few minutes' walk away. It is also less than 10 minutes by car from Sotogrande and its prestigious marina, as well as from some of the best golf courses in the area, including Valderrama, La Reserva, Almenara and La Cañada. And it has excellent connections to Gibraltar, Estepona and Marbella, making it an ideal choice both as a permanent home and as an investment.

Amenities

Setting: Town, Village, Close To Shops, Close To Town, Close To Schools
Orientation: South East Orientation
Condition: Good Condition
Climate Control: Air Conditioning, Hot A/C, Cold A/C
Views: Mountain Views, Panoramic Views
Features: Fitted Wardrobes, Near Transport, Private Terrace
Furniture: Optional Furniture
Kitchen: Fully Fitted Kitchen
Parking: Street Parking
Utilities: Electricity, Drinkable Water, Telephone
Category: Investment, Resale

Taxes & Fees

IBI: €240 per year
Rubbish: €80 per year

Energy certificate

Consumption: E
Emissions: D

Contact

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