

Townhouse in Guadiaro

€279,000

Guadiaro, Cádiz

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



Overview

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

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

The house is distributed 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 of the town and mountains, providing natural light and additional outdoor space to enjoy year-round.

The kitchen is separate and fully equipped, featuring a recently renovated countertop that gives the room a more modern and functional look. From the kitchen, you can access a cozy interior patio, perfect as a laundry area, outdoor dining space, or relaxation corner.

One of the property's greatest attractions is its rooftop terrace, offering spectacular 360° panoramic views of the mountains and the surrounding area of Guadiaro. It's the perfect space to create a chill-out zone, enjoy gatherings with friends, host barbecues, or simply relax and admire the scenery.

The property is being sold fully furnished and ready to generate income from day one. It is currently rented for €1,000 per month on a six-month renewable contract, making it a particularly attractive option for investors seeking immediate returns without any additional management.

While the property does not have a private parking space, there is ample public parking at the beginning of the street, making it easy for both residents and visitors to park.

Its location is another major advantage. Supermarkets, schools, pharmacies, cafes, restaurants, and all kinds of services are just a short walk away. Furthermore, it is located less than 10 minutes by car from Sotogrande and its prestigious marina, as well as some of the best golf courses in the area, including Valderrama, La Reserva, Almenara, and La Cañada. It also boasts excellent connections to Gibraltar, Estepona, and Marbella, making it an ideal choice for both permanent residence and investment.

Amenities

Setting: Town, Village, Close To Shops, Close To Town, Close To Schools

Orientation: South East

Condition: Good

Climate Control: Air Conditioning, Hot A/C, Cold A/C

Views: Mountain, Panoramic

Features: Fitted Wardrobes, Near Transport, Private Terrace

Furniture: Optional

Kitchen: Fully Fitted

Parking: Street

Utilities: Electricity, Drinkable Water, Telephone

Category: Investment, Resale

Taxes & Fees

Community: €0 per year

IBI: €240 per year

Rubbish: €80 per year

Contact

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