



## HOUSE 3 BEDROOMS 3 BATHROOMS IN SAN LUIS DE SABINILLAS

📍 San Luis de Sabinillas

REF# BEMR4849939 €399,999

BEDS

3

BATHS

3

BUILT

129 m<sup>2</sup>

PLOT

266 m<sup>2</sup>

This charming detached villa located in the heart of San Luis de Sabinillas offers the epitome of convenient coastal living. Situated within easy walking distance to shops, bars, and restaurants, as well as being just a leisurely stroll away from the pristine blue flag sandy beach, this property boasts an enviable location for those seeking the Mediterranean lifestyle. The villa itself features 3 bedrooms and 3 bathrooms spread across a generous built area of 126 m<sup>2</sup>, set on a well-maintained garden plot of 220 m<sup>2</sup>. Its prime orientation to the south-east and south ensures ample natural light throughout the day.

The property enjoys a reasonable condition and offers access to a communal pool, perfect for refreshing dips on warm summer days. Climate control is provided by air conditioning, both hot and cold, ensuring year-round comfort.

Views of Sabinillas, sea & mountains, and surrounding streets from various vantage points, including a private terrace and solarium. Additional features include covered terraces, fitted wardrobes, satellite TV, Wifi

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connectivity, and double glazing for enhanced insulation and noise reduction.

The fully fitted kitchen is equipped with appliances, but does need updating hence the price. The private garden requires minimal maintenance, allowing for more time to relax and enjoy the outdoor lifestyle. Security is assured with an entry phone system, and private parking adds further convenience. Essential utilities such as electricity, drinkable water, telephone, and gas are readily available.

Offered as a resale property, this villa represents an exceptional opportunity to own a piece of Costa del Sol paradise in a highly sought-after location. Don't miss your chance to make this idyllic retreat your own.

Detached Villa, San Luis de Sabinillas, Costa del Sol.  
3 Bedrooms, 3 Bathrooms, Built 126 m<sup>2</sup>, Garden/Plot 220 m<sup>2</sup>.

Setting : Town, Close To Golf, Close To Shops, Close To Sea, Close To Schools, Close To Marina.

Orientation : South East, South.

Condition : Good.

Pool : Communal.

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

Views : Sea, Mountain, Street.

Features : Covered Terrace, Fitted Wardrobes, Private Terrace, Solarium, Satellite TV, ADSL / WIFI, Storage Room, Ensuite Bathroom, Double Glazing.

Furniture : Fully Furnished.

Kitchen : Fully Fitted.

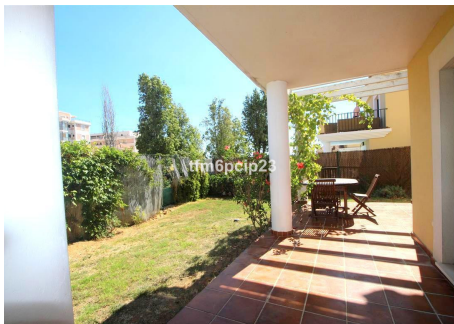
Garden : Private, Easy Maintenance.

Security : Entry Phone.

Parking : Private.

Utilities : Electricity, Drinkable Water, Telephone, Gas.

Category : Resale.



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