



## SEMI-DETACHED HOUSE 3 BEDROOMS 2.5 BATHROOMS IN CASARES PLAYA

📍 Casares Playa

REF# R4929499 €580,000

BEDS

3

BATHS

2.5

BUILT

115 m<sup>2</sup>

PLOT

200 m<sup>2</sup>

TERRACE

45 m<sup>2</sup>

**FANTASTIC SEMI-DETACHED BEACH HOUSE!** This great house is located in a sought after beachfront urbanization in Casares Playa offering lovely communal gardens, a pool that is open throughout the year and direct access to the beautiful sandy beach and promenade. A short 10 minute walk along the beach will take you to the picturesque Andalusian seaside village of Sabinillas where you will find a wide selection of supermarkets, shops, tapas bars and restaurants. Everything a busy village has to offer.

The property is accessed via an attractive Andalusian style porch with beautiful tiles and potted plants that opens up into the entrance hall with large cupboards. To the left is the fully fitted kitchen with separate utility room and guest bathroom. Down a few steps takes you into the large sitting room come dining room with a handy bar for those who like to entertain, and this leads straight out to the large terrace with beautiful Andalusian tiling and colourful plants. There is enough space on this terrace for family dining and a chill out area. A gate at the end of the terrace takes you to the communal gardens and swimming pool with direct access to the beach.

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*Marbella*

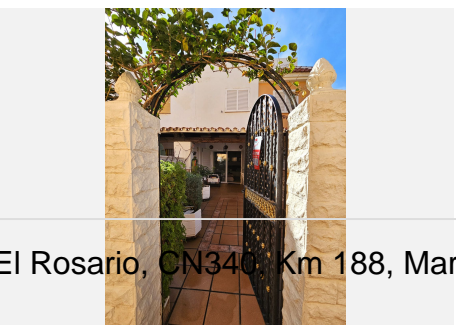
On the first floor you will find a split level with 2 guest bedrooms that share a full family bathroom, and the master bedroom with an ensuite bathroom. All bedrooms are double bedrooms with fitted wardrobes, shutters and blinds. Up one more level you will find the private 25m<sup>2</sup> roof terrace with beautiful mountain, garden and sea views from where you could sunbathe all year round in complete privacy. There is also a very good sized storage room on the solarium.

In short, this is a great property for permanent living due to its generous size and an even better holiday home to escape the cold and walk straight from your house onto the beach! The urbanization is gated so it is safe for children to play without worry and is the perfect family home with everything in easy reach and no need for a car.

Estepona marina and the port of La Duquesa are a few minutes drive or a pleasant walk along the beachfront. Marbella is 15-20 mins away by car and Malaga airport is 50 mins. Gibraltar airport is about 20 mins away.

In the immediate area there are 3 Championship golf courses, a selection of supermarkets, shops, restaurants and all the amenities a town offers you.

Added to this are the low running fees: Community fees €148/month and IBI and rubbish €698/year, making this a "must see" property.

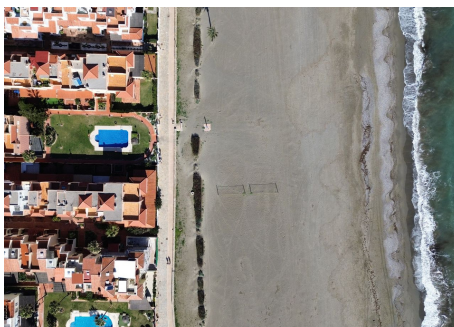


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