



## Townhouse for sale in Rincón de la Victoria, Rincón de la Victoria

**360 000 €**Référence: R5104555    Chambres: 3    Bain: 1    Terrain: 234m<sup>2</sup>    Construite: 136m<sup>2</sup>



## Costa del Sol East, Rincón de la Victoria

We offer for sale this cosy and functional semi-detached house situated in the Añoreta urbanisation, one of the most peaceful and valued residential areas of Rincón de la Victoria, Málaga, just a few minutes from the golf course and with easy access to the motorway. The property is located in a privileged setting, ideal for those seeking tranquillity, comfort and proximity to the sea, next to golf courses and green areas. Distributed over several levels and facing east, this house stands out for its luminosity and use of space. From the main façade there is access to an entrance porch with a covered parking space, which provides comfort and protection for the vehicle. On the entrance floor there is a multi-purpose bedroom, currently used as a study and rest area, together with a practical and spacious storage room. On the middle floor, the property has: - A spacious and bright master bedroom with a south-facing balcony overlooking the swimming pool and green areas of the complex. - A complete bathroom with shower - A second bedroom with built-in wardrobe and two windows, which gives it a special natural light. On the ground floor, the day area consists of: - A living-dining room with fireplace, perfect to enjoy in winter. - An independent fitted kitchen, spacious and functional. - A toilet with built-in wardrobe - and in the corridor area there is a storage room under the staircase leading to the middle floor, which will surprise you with its spaciousness. The living-dining room and kitchen have direct access to a private backyard with garden, ideal for outdoor meals, games or rest, perhaps the jewel of this property for its versatility and distribution, part roofed and private garden area gives you possibilities for your enjoyment that will surprise you. From this garden there is direct access to the communal areas with swimming pool, which makes this space a real added value. A perfect house both as a permanent residence and to enjoy it as a second home or family holiday home, surrounded by nature, golf and just a few minutes from the beach. Well communicated by road and with urban bus service that connects to the beach and town centre, in short, close to shopping centres and other general services. Don't miss this opportunity in Añoreta! Come and visit it! Agency fees are included in the price. The Short Information Document is at your disposal. The price does not include the taxes inherent to the purchase (I.T.P. or I.V.A + A.J.D. + notary and registration fees, rates or taxes of any kind), which will be paid by the buyer. I remain at your disposal for any further information you may require. MDP



## Spécification:

### Caractéristiques

Terrasse couverte

Terrasse privée

Barbecue

### Piscine

Communautaire

Cote d'énergie

D

### Climatisation

Cheminée

### Meubles

Partie fournie

Cote d'émission de CO2

D

### Condition

Bien

### Cuisine

Entièrement équipé