



## M?STSKÝ D?M 3 LOŽNICE

📍 La Duquesa

**REF# R4731985 – 265.000€**

IBI

680 €/YEAR

Community

1440 €/YEAR



3

Ložnice



3

Koupelny



100 m<sup>2</sup>

Built



83 m<sup>2</sup>

Terrace

A fine opportunity for a charming townhouse on the desirable urbanisation of Duquesa Golf Villas, Duquesa. Duquesa Golf Villas is a well established urbanisation consisting of low level townhouses set around a

large, open garden area and a large community swimming pool. The community is securely gated and also has a second smaller swimming pool, also available to the community.

A pleasant walk leads to the beautiful marina of La Duquesa, the charming seaside village of Castillo, unspoiled sandy beaches and the Mediterranean Sea. La Duquesa is a picturesque harbour with a selection of shops, boutiques, bars and restaurants. There are a host of sea and land based activities as well as a wide selection of Championship Golf Courses. By night, La Duquesa offers a lively vibe, suitable for all age groups. In contrast, Castillo offers a relaxed village atmosphere and is renowned for its selection of fine fish restaurants. A further 10 minute walk along the promenade leads to the fishing village of Sabinillas. This bustling village has a wide selection of supermarkets, banks, shops, tapas bars and restaurants.

There are excellent link roads to Estepona and Marbella, with Malaga International Airport less than an hour away. Gibraltar airport can be reached in under 25mins. The Andalucian white villages of Casares, Gaucin and Jimena are a short drive away. The historical and cultural cities of Cadiz, Seville, Granada and Jerez are all within driving distance and definitely worth visiting.

This Duquesa Golf Villa property has been reconfigured to make excellent use of the internal space and has been updated to a fine style and standard.

Entrance is from a secure parking area that is currently used as a sunny seating area. The entrance lobby leads to the expanded lounge/dining area. This is south facing and the french window make this a naturally warm and bright room. The doors lead to a secluded rear terrace with peaceful views over the countryside. This is a charming spot for entertaining. The entrance lobby also leads to a large fitted and equipped kitchen. There is a guest toilet and utility room on the ground floor level. The ground floor layout of this property means there are both sunny and shaded areas to suit the owners requirements.

Stairs lead to the sleeping accommodation. The main bedroom is a large double with fitted wardrobes. It is double aspect with both doors leading to a private sunny terrace. The main bedroom also has a full ensuite bathroom. Bedrooms 2 and 3 are genuine doubles with fitted wardrobes, on with a Juliette balcony. There is also an updated family shower room on this level.

Stairs lead to the upper level. This has 2 further rooms, one used as a TV/entertainment room, the second as a large store/utility room. Both can be made into further bedrooms.

There is also a roof terrace on this level with views over the gardens and pool area and ensuring all day sunshine.

This Duquesa Golf Villas property is a well designed townhouse, finished to a high standard. The property makes a beautiful home or holiday home with excellent rental potential. Viewing is highly recommended.





