



## REIHENHAUS MIT 3 SCHLAFZIMMER

📍 Casares Playa

**REF# R4800625 – 285.000€**

IBI

689 €/JAHR

Wohngeld

1080 €/JAHR



3

Schlafzimmer



2

Bäder



147 m<sup>2</sup>

Built



57 m<sup>2</sup>

Terrace

This south facing Marina de Casares townhouse is an excellent opportunity situated in the much sought-after complex on the Casares Costa.

This super location offers easy access to the sandy beach and popular beach bars. A short 10 minute walk along the promenade leads to the bustling seaside village of Sabinillas. Here, there is wide selection of

supermarkets, shops, tapas bars and restaurants.

Furthermore, another 10 minute walk takes you to the picturesque and lively marina of La Duquesa. La Duquesa has a selection of activities including day excursions, boat trips as well as a variety of boutiques, restaurants and bars.

Dona Julia Golf course is a short walk from the Marina de Casares townhouse, whilst there are also a number of Championship golf courses nearby including Finca Cortesin, home of the recent 2023 Solheim Cup.

Marina de Casares is a well established development with gated gardens and lovely community swimming pool. In addition, there is a bar/restaurant and mini supermarket open all year on site.

This Marina de Casares townhouse has been lovingly modernized in places by the current owners – doors and wardrobes, and a/c in main rooms.

The property is entered via an attractive entrance Andalusian style porch. This leads to the hallway with storage and a guest cloakroom. To the left is the large fitted kitchen, with independent utility room. Steps down lead to the large living room with a fireplace. Double doors lead to a small porch and the private garden. This garden terrace is south facing, low maintenance with colourful border plants and shrubs. It is a super area for al fresco entertaining and barbecues. Furthermore, this garden opens out onto the community gardens and pool area.

The first floor of the house is split level with two guest bedrooms and a Master bedroom, all double bedrooms and with fitted wardrobes. The master bedroom benefits from an en-suite and there is also a family bathroom.

A further staircase gives access to a large 25m<sup>2</sup> roof terrace, allowing all day sunshine and pretty views over the gardens. In addition, there is a good sized storeroom on this terrace.

The property is in good condition and offered fully furnished. The property could benefit from some minor refurbishment, but not essential. There are many additional extras, including ceiling fans, double glazed windows to name but a few.

The Marina de Casares area is an ideal location for both family holidays and more permanent living. It provides ample facilities and attractions to keep even the most active families occupied, from golf to beach days.

In conclusion this house is in a super development and in an excellent location. It has easy (flat) access to the beach and superb rental potential also.

