

## Detached Villa (Ref.: R4360555)



Dormitorios Bedrooms	4	Baños Bathrooms	3	Plot m <sup>2</sup> Terreno	600	Built m <sup>2</sup> m <sup>2</sup> Construidos	149	Terrace m <sup>2</sup> m <sup>2</sup> Terraza	36	IBI year Community Garbage tax	652€ / year 600€ / year 139€ / year
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Río Real

890.000€

Excellent opportunity to acquire a 600m<sup>2</sup> corner plot with a charming rustic villa of 149m<sup>2</sup>. The property features an entrance hall that leads to a spacious hallway and a generous living-dining room with High ceilings and direct access to a large covered porch/terrace offering beautiful views of the extensive garden, where a swimming pool can be built. From the living room, you can access two guest bedrooms with built-in closets and a shared bathroom in the hallway. Through the entrance hallway, you reach an independent kitchen with a closed terrace/laundry area and direct access to the garden surrounding the house. The hallway also provides access to the ample master bedroom, which boasts a full ensuite bathroom and a walk-in closet. From this bedroom, there is access to another terrace that surrounds the property. Additionally, the property includes a ground floor garage and an independent apartment, ideal for guests or service personnel, featuring 1 bedroom, a living-dining room with an open kitchen, and a bathroom with a shower. This apartment has direct access to the garden. While the house is old and in need of renovations, this property presents a compelling opportunity for an investor, whether to undertake a complete renovation or to build a new villa on the existing plot. The urban characteristics allow for the construction of a ground floor plus one additional floor, and even a basement is permitted. In accordance with the regulations of the 1986 Marbella General ...