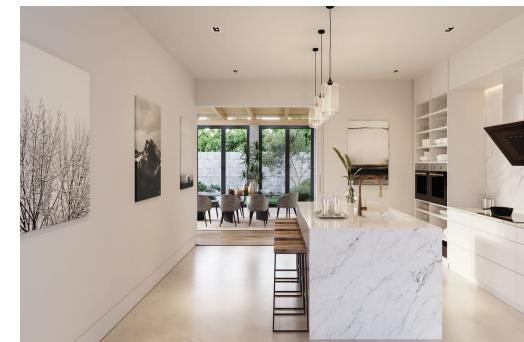


## Detached Villa (Ref.: R4360555)



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	671€ / year 780€ / year 278€ / year
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Río Real

920.000€

Excellent opportunity to acquire a corner plot of 600m<sup>2</sup> with a charming rustic villa of 149m<sup>2</sup>. The property features an entrance hall that leads to a spacious hallway and a large living-dining room with high ceilings. From here, there is access to a generous covered terrace/porch with beautiful views over the expansive garden, where a swimming pool can be built. From the living room, there is access to two guest bedrooms with built-in wardrobes and a shared bathroom located in the hallway. The entrance hallway also leads to a separate kitchen with a closed terrace/laundry area and direct access to the garden that surrounds the house. Additionally, from the hallway, you reach the spacious master bedroom, which includes a full en-suite bathroom and a walk-in closet. This bedroom also opens out to another of the terraces that wrap around the property. The property also includes a garage on the ground floor and a separate guest/staff apartment, which consists of one bedroom, a living-dining area with an open-plan kitchen, and a bathroom with shower. This apartment has direct access to the garden. Although the house is older and requires renovation, the property offers excellent investment potential, either for a full refurbishment or to build a new villa on the existing plot. Urban planning regulations allow for the construction of a ground floor plus an upper floor, and a basement is also permitted. According to the Marbella Urban Planning Regulations from 1986 (PGOU-86), ...