ALL IN real estates













Townhouse in Ronda

Bedrooms	**3**	Bathrooms	**2**	Built	**125m2**	Plot	**60m2**

R5417797	**Townhouse**	**Ronda**	**198.000€**

Some properties stand out for their location, while others stand out for the opportunities they offer. This one combines both qualities. Located less than a five-minute walk from the emblematic Calle La Bola, in the heart of Ronda, this townhouse is an excellent choice both for those looking for a charming home and for those seeking a profitable investment from day one, thanks to its valid tourist rental licence. With 125 m² of built area, the layout has been designed to offer comfort and versatility. It features three bedrooms, all with independent locks, a particularly interesting feature for those looking to generate income through room rentals. In addition, one of the bedrooms has a practical walk-in wardrobe, providing extra functionality. The property has a shared kitchen and a pleasant coffee corner, creating a perfect space for everyday living. It also includes two bathrooms, fitted wardrobes that maximise storage space, and a layout that promotes comfortable living. On the upper floor, you will find a terrace with views, an ideal space to unwind, enjoy the outdoors or spend time with family and friends. The property also has a balcony and two practical storage rooms located on the terrace, providing valuable additional storage space. Ready to move into and with an energy efficiency rating of C, this property combines comfort, efficiency and a privileged location. The annual IBI property tax is only €220.54, making its maintenance costs highly competitive. If you are looking for a property with multiple possibilities, whether as a permanent residence, second home or investment with a tourist rental licence, this could be

the opportunity you have been waiting for. Investment highlights: Charming, traditional street At one end of the street, there is a viewpoint offering fantastic views. At the other end, you will find Plaza de la Oscuridad, a beautiful square with an Arab-inspired design and a fountain Close to the Jardines de Cuenca and ?the ?Roman ?Bridge Just ?a ?few minutes from ?Calle ?La Bola Contact us and come ?and discover ?everything this ?property ?has to offer. We ?will ?be ?delighted ?to ?arrange ?a ?viewing.

Fitted Wardrobes	Fitted Wardrobes	Private Terrace
Utility Room		