ALL IN
real estates








House in Marbella

Bedrooms	**3**	Bathrooms	**2**	Built	**246m2**	Plot	**775m2**

R5484244	**House**	**Marbella**	**2.195.000€**

Charming and Newly Renovated Villa Within Walking Distance of Both the Beach and Marbella's Old Town Welcome to a rarely available, charming villa located in one of Marbella's most established and secure neighbourhoods – just 15 minutes' walk to the Old Town and 10 minutes to the beach. Here you live peacefully and privately, yet with everything you need close at hand. The entrance level features an open and social layout with a hallway, a bright living room, and an inviting fireplace positioned centrally in the space. This floor also offers a modern, restaurant?inspired kitchen with generous work surfaces and a natural dining area, as well as a guest toilet and a practical laundry room. Upstairs, you are welcomed by a large and flexible area that works perfectly as both a living room and a home office – and can be converted into a fourth bedroom if desired. This level also includes three spacious bedrooms, two inviting and charming bathrooms with underfloor heating, and access to a sunny terrace. The outdoor areas are one of the home's major highlights: multiple terraces, a barbecue area, a lush garden with a pool, and a charming gazebo that sets the scene for cosy dinners in a private and tranquil ?atmosphere ?all ?year ?round. A ?villa that combines ?character, ?location, and comfort – ideal ?for those ?seeking a ?home ?with both soul and ?proximity ?to ?the ?very ?best ?of ?Marbella.

Barbeque	Barbeque	Covered Terrace
Double Glazing	Ensuite Bathroom	Fiber Optic
Private Terrace	Storage Room	Utility Room