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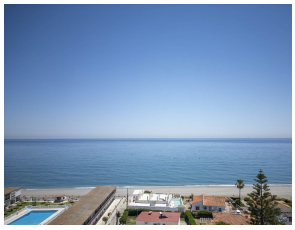

House in La Duquesa

Bedrooms	3	Bathrooms	1	Built	115m2	Plot	399m2
R5397721		**House**		**La Duquesa**		**549.000€**	

VILLA A FEW METRES FROM THE BEACH IN LA DUQUESA, WITH PRIVATE GARDEN AND GREAT POTENTIAL FOR EXTENSION We present this fantastic detached villa in one of the most privileged and hard-to-find locations in La Duquesa, just a few metres from the beach. One of the most outstanding features of this property is its enormous development potential. There is the possibility of extending the house by approximately 100 m² and adding an upper floor, bringing the total area to nearly 200 m². This extension would open up even wider and more spectacular panoramic sea views, while also adding significant value to the property. An exceptional opportunity both for those looking for a home by the sea and for those wishing to undertake a renovation or extension project with great future potential. Set in a quiet residential area of La Duquesa, the house enjoys a truly exceptional location, with the beach just a one-minute walk away. The Puerto de la Duquesa marina is also very close by, with its wide choice of restaurants, beach bars, cafés, supermarkets and all kinds of services, offering the perfect combination of residential tranquillity and convenience. The house sits on a private plot of 399 m² and currently has 115 m² built, comfortably and functionally laid out. It has three bedrooms, a full bathroom, a separate kitchen, which could be opened up and integrated with the living-dining room, and a cosy living room with a fireplace and direct access outside. It is sold furnished and has marble floors, air conditioning in the living room, a storage room and a parking area within the plot, as well as a closed garage. Its east-facing

orientation brings pleasant natural light throughout the morning, creating bright, welcoming spaces all year round. Outside there is a lovely private garden with many possibilities. There is enough space to create different relaxation areas, an outdoor dining area or even add a private swimming pool. The main terrace, of approximately 30 m², is ideal for relaxing, enjoying the Mediterranean climate or getting together outdoors in complete privacy. Its excellent location also puts it very close to some of the most sought-after spots on the Costa del Sol: Sotogrande is about 10 minutes away, ?Estepona ?20 ?minutes, ?Gibraltar ?about 30 minutes ?and ?Málaga International Airport just over ?an hour. ?The quick ?connection ?to the A-7 makes ?it ?easy ?to ?reach ?the ?whole ?coast.

Double Glazing	Double Glazing	Fiber Optic
Marble Flooring	Private Terrace	Storage Room
WiFi		