

# INTERMOBILIARIA



## Casa en Rincón de la Victoria – 5 habitaciones – 2 baños

Hab. **5** Bathrooms **2** Const. **254m2** Terreno **0m2**  
**R4700506** **property** **Rincón de la Victoria** **550.000€**

Incredible opportunity! Just an 8-minute walk from the beach! Townhouse semi-detached for sale in Rincón de la Victoria for €550,000. Fees included ! With a surface area of 254 m<sup>2</sup> spread over three floors, this wonderful property features 3 bedrooms and a garage included. Strategically located just an 8-minute walk from a quiet and family-friendly beach, this townhouse is perfect for those seeking the ideal combination of comfort and coastal lifestyle. The urbanization where it is located offers a peaceful environment and has a large communal pool for residents' enjoyment. Additionally, it has nearby amenities, such as a Mercadona supermarket a 3-minute walk away and the center of Rincon a 5-minute walk away. This cozy home is ideal for families with children and also has basic features that make it unique: • 3 bedrooms on the first floor, • one bedroom on the 2nd floor and a large room currently used as an office and living room • 2 bathrooms • Equipped and furnished kitchen with dining area and laundry room • Terrace and balcony • a 25 m<sup>2</sup> veranda • Garage included, 40 m<sup>2</sup> in price. • Fitted wardrobes. • South west orientation, providing excellent natural lighting. • Built in 1996, but in perfect condition. • Individual heating and fireplace. In terms of amenities, this property has air conditioning, a swimming pool, and a garden, offering a comfortable and relaxed atmosphere for its residents. Energy certificate in progress. Community fees: €109/month. Property tax (IBI): €700 Don't miss the opportunity to acquire this unique property! Contact me to schedule a visit and discover your new home!

Covered Terrace

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Private Terrace

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