



REF: # 7791

MALAGA



#### INFO

|                     |           |
|---------------------|-----------|
| PRECIO:             | 495.000 € |
| TIPO:               | Villa     |
| CIUDAD:             | Malaga    |
| HABITACIONES:       | 3         |
| Baños:              | 2         |
| Construidos ( m2 ): | 196       |
| Parcela ( m2 ):     | 1.200     |
| Terraza ( m2 ):     | -         |
| Años:               | -         |
| Planta:             | -         |
| MENSAJE             | -         |

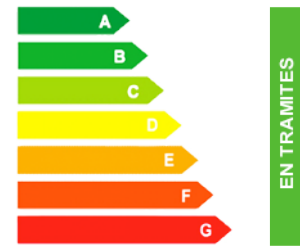



#### DESCRIPCION

Casa Natasha - 3 Bedroom - Detached villa - Torreblanca Family sized, 3 bedroom 2.5 bathroom Villa with Heated Pool, sold fully furnished and only 10 minutes walk to the beach! Located in a peaceful residential area of Torreblanca, the villa offers easy access to the beach, just a short 10 minute walk. Bars, Restaurants and supermarkets, are also a walk away. Entrance into the villa is directly from street level to the first floor. A hallway leads to the dining room, which has a Juliet-type balcony overlooking the garden. A couple of steps take you down to the lounge that has a wood burner for cosy winter evenings. Terrace/patio doors from the lounge to a small and sunny balcony with a built-in BBQ and is an ideal spot to soak up the sun whilst enjoying the sea views. Fully equipped kitchen, with a breakfast table and chairs and views to the pool and garden. A large utility room is next to the kitchen and leads out to external steps down to the garden and pool area. There is also a double enclosed garage that can fit 2 cars. From the hallway you have stairs leading down to the ground floor, where you will find the 3 bedrooms. There is a double bedroom with an en-suite shower room and patio

doors leading out onto the pool-side terrace. Next room is a twin bedroom, which overlooks the pool, then a large bathroom and, at the end of the hallway, is a double bedroom with patio doors leading out onto a side/front terrace. All of the bedrooms have fitted wardrobes.including Hot/cold air conditioning. Outside, you find several garden and terrace areas on different levels. There is plenty of space to relax in the sun around the pool or in the shaded areas and there is lovely shaded outside dining area perfect for enjoying meals with family or friends. The private swimming pool is heated! Investment Options and Opportunities The villa sits on a good size plot, where part of the land has been sectioned off and can be sold separately or used to build a smaller 2 bedroom 2 bathroom villa - perfect to accommodate larger families or as an investment. The last 2 photos in this PDF are of the adjacent villa already built, the new owner can build the same mirror image property on the land. The villa has been rented out in the summer with a guaranteed rental income for 6 months of the year which is in contract with a British tourism company- details of this agreement will be provided upon request. New owners can continue with the agreement if they wish, which is already arranged for 2019 to 2020. Viewings a must!!

#### CERTIFICADO ENERGETICO



| VISTAS   | AMUEBLADO   | PARKING NO. DE COCHES    | CERTIFICADO ENERGETICO  |
|--|---|--------------------------|---|
| <ul style="list-style-type: none"> <li>Panoramico</li> </ul> | <ul style="list-style-type: none"> <li>Amueblado</li> </ul> | Garage no. de coches : 1 | <ul style="list-style-type: none"> <li>Gas central</li> </ul>  |

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