



**Plot with a detached villa for sale in Marbella town centre**

Marbella Area

🏠 House 📏 Plot 1171 m<sup>2</sup> 🏠 Built 230 m<sup>2</sup> 🏡 Terrace 65 m<sup>2</sup> 🛏 4 🚿 2 # Ref. 108443

📞 On request

## **Plot with a detached villa for sale in Marbella town centre**

Sale in exclusivity - sole agent.

Located in Marbella town and nearby amenities and on a stone's throw from the centre of Marbella in a well established villa area.

The villa has a rustic decoration and enough accommodation space inside with around 230 m2 + 65 m2 of covered terrace.

The villa has a great potential because with some renovation works you will have a good quality house in a big plot.

Having said that, you can build more square metres on the same plot, so you can extend the house to make it bigger.

It is fairly unusual to find this kind of property, in central Marbella, where you can use the existing house to make a much bigger one, taking advantage of the big plot it is set on.

South orientation.

Private mature garden very well maintained with fruit trees and a barbecue area set in a +/- 1.300 m2 plot (1.171 m2 on deeds) where a swimming-pool can easily be built in the best side of it so as you can enjoy the sun all day long.

4 bedrooms, 2 en-suite bathrooms and 1 guest toilet.

The main bedroom has a bath en-suite.

Open living room with open fire place connecting to the porch and to the well maintained garden.

Fully fitted and equipped kitchen.

Laundry area.

Satellite TV.

Garage indoor for 2 cars and carport for 4 more cars.

Summary:

Detached villa located in Marbella town and nearby amenities and on a stone's throw from the centre of Marbella in a well established villa area and with great potential as you can extend the actual construction.



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