



## Townhouse for sale in Cuevas Bajas, Cuevas Bajas

**123.000 €**

Referenz: R5322904 Schlafzimmer: 4 Badezimmer: 2 Grundstücksgröße: 103m<sup>2</sup> Garten: 159m<sup>2</sup>





## Nororma, Cuevas Bajas

Looking for a spacious home or a smart investment in a booming tourist area? This 2006 townhouse, located in the heart of Cuevas Bajas, is a fantastic opportunity. Strategically situated 50 minutes from Málaga and 20 minutes from Antequera, this property is on the market at an unbeatable price.

A privileged setting for leisure and nature:

Cuevas Bajas is not just a peaceful village; it's a leading destination for active tourism in Andalusia:

Adventure on the Genil River: Enjoy water sports, rafting, and canoeing thanks to its own dock.

Sports center with indoor court, soccer field, tennis and paddle tennis courts, municipal swimming pool

Hiking and Spirituality: The town is a stop on the Camino de Santiago (Mozarabic Way from Córdoba to Málaga) and the GR7 route (from Athens to Tarifa), and also boasts spectacular hiking trails along the riverbank.

Location: In the heart of town, with all amenities and a vibrant atmosphere.

Enchanting spaces with a smart layout:

**Ground Floor (Total Comfort):** Ideal for everyday living. It features a large double bedroom (perfect for avoiding stairs), a cozy living room with a fireplace, a separate dining room, a functional gas kitchen with space for a family table, a patio, a full bathroom, and a pantry.

**First Floor (Relaxation Area):** 3 spacious double bedrooms. One of them is currently used as a large walk-in closet, offering a wealth of storage that's hard to find elsewhere. There is also a second large bathroom.

**Upper Floor (Versatility):** A huge open-plan space that functions as a laundry room, covered drying area, storage room, and an additional bedroom or playroom. The possibilities are endless!

Don't miss out! A house of this size, in this condition, and at this price is a rarity in the area.

It's time to invest in quality of life!

Contact us now to schedule a visit.

The abbreviated information document is available. Expenses: Taxes (ITP or VAT + AJD) + Notary and registration fees.

ARV



## Eigenschaften:

### Merkmale

Lagerraum

### Möbel

Teil eingerichtet

### Orientierung

Norden

### Küche

Teilweise montiert

### Klimakontrolle

Kamin