



## CHARMING VILLA NUEVA ANDALUCIA

### Villa for sale in Nueva Andalucia - Ref 4007319

This Villa has so much potential, you have the possibility to divide it into three small apartments or a big family house. The villa sits on two plots with a nice mature garden. Walking distance to Puerto Banus and to the beach. Close to amenities. The villa offers a winter garden, and independent apartment and has underfloor heating in the most important places in the villa.

Very interesting as a Bed & Breakfast due to the great location.

**925.000 €**

Bedrooms: 5	Bathrooms: 5
Built m <sup>2</sup> : 280	Plot m <sup>2</sup> : 955
Terrace m <sup>2</sup> : - -	EPC: E

Additional costs charged to the buyer are VAT or estate transfer tax upon the real value according to the law in Andalucía, cost of public registry of property and notary. An official description of this property in accordance to the degree 218/11th of October 2005 is at your disposal in our HANSA REALTY office where the property is listed.  
Info Tel. +34 952 900 077