



## Townhouse for sale in San Pedro de Alcántara, San Pedro de Alcántara

1,050,000 €

Reference: R4355689    Bedrooms: 6    Bathrooms: 4    Build Size: 221m<sup>2</sup>





## Costa del Sol, San Pedro de Alcántara

TWO HOUSES FOR SALE in San Pedro Town The first house has 2 floors with a living room, kitchen, 5 bedrooms, 2 bathrooms, 1 toilet, 2 terraces and 1 Inner Courtyard. With an area of  $71 \text{ m}^2 \times 2 \text{ floors} = 142 \text{ m}^2$ . The second house has 3 floors: Ground floor: use of the garage + warehouse and access stairs to the upper floors. 1st floor: housing use with living room + kitchen + 1 bedroom + 1 toilet + 1 terrace and interior patio. 2nd floor: housing use 2 bedrooms + 2 bathrooms + 1 terrace Urban Possibilities: As the 2 houses are joined and facing 2 most important streets in the urban area of San Pedro de Alcántara, investors could consider 2 options: 1º) Rehabilitate the 2 existing houses and obtain 2 magnificent houses in the heart of the urban center of San Pedro Alcántara, being able to choose to unify them or maintain 2 spacious and independent houses as is the current case. 2º) Demolish the current construction and execute a new open-plan building of  $71\text{m}^2 + 150 \text{ m}^2 = 221 \text{ m}^2$ . THIS PLOT IS INSIDE THE CONSOLIDATED URBAN HELMET OF SAN PEDRO TYPE M1 + IV, with the possibility of making basements, ground floor + 3 and setback attic floor. WHICH WOULD MEAN A USEFUL SURFACE OF NEW CONSTRUCTION OF  $4 \times 221\text{m}^2 + \text{Setback Penthouse (approximately } 110\text{m}^2) + 2 \text{ basement (} 422\text{m}^2) = 884 \text{ m}^2 + 110\text{m}^2 + 422 \text{ m}^2$  of BASEMENT.



## Features:

### Features

Private Terrace

### Setting

Close To Sea

Close To Shops

Town

### Parking

Garage

### Orientation

East

### Condition

Fair

Renovation Required

Restoration Required

### Utilities

Electricity

Drinkable Water

Telephone

### Views

Urban

Street

### Furniture

Not Furnished

### Category

Investment

Resale