



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

1,050,000 €

Reference: R4355689 Bedrooms: 6 Bathrooms: 4 Build Size: 221m²





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