



## Pueblo nuevo de Guadiaro Spain

R159-00345

**335,000€**

Currency conversions are approximated and may vary.

This charming 2-bedroom townhouse has been fully renovated and is located in the picturesque village of Guadiaro, just a few minutes' drive from Sotogrande, with its exclusive marina, prestigious golf courses, and renowned polo fields.

The property, all on one level, offers two spacious and bright bedrooms and two bathrooms, with the master bedroom featuring an en-suite bathroom for added privacy and comfort.

The large living room includes a cozy dining area, perfect for family gatherings or entertaining. The modern, fully equipped kitchen also includes a convenient utility room with natural light. In the interior patio, a water fountain adds a touch of serenity, and there is the potential to install a plunge pool.

One of the standout features of this townhouse is its expansive rooftop terrace, which offers panoramic views over the town and distant sea views. This terrace is ideal for relaxation or social gatherings.

The property is perfect as a holiday home and offers excellent potential for short-term rentals, making it an attractive investment.

### Property Features:

Bedrooms:	<b>2</b>
Bathrooms:	<b>2</b>
ECP:	<b>G</b>
Heating:	<b>Yes</b>
Air Conditioning:	<b>Yes</b>
Swimming Pool:	<b>No</b>
M <sup>2</sup> Built:	<b>140m<sup>2</sup></b>
M <sup>2</sup> Plot:	<b>TBC</b>

### About the Zone

Pueblo nuevo is a small white village in the south of Spain located only 1 minute away from Sotogrande and Guadiaro. Here you can enjoy the typical Spanish culture of a town but still benefit from the commodities and luxuries of being close to Sotogrande. It has a population of only 2000 people making it very calm and welcoming to all newcomers. You can find many restaurants and bars to satisfy ...