

€780,000 Apartment - For sale - New

Spacious exterior residence with large windows overlooking the Urumea River and excellent renovation potential in Sancho el Sabio, San Sebastián

Spain » Basque Country » San Sebastián » 20010

5 Bedrooms 2 Bathrooms 109m² Floorplan



Contact us today for more information or to arrange a viewing

+34 943 903 720 · sansebastian@lucasfox.es · lucasfox.com ·

Paseo de Miraconcha 20 Bajo Local izq, San Sebastián, País Vasco, Spain

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Elegant, bright property with views of the Urumea River, multiple rooms and storage room for sale on the prestigious Sancho el Sabio Avenue, San Sebastián

Lucas Fox presents this spacious and bright exterior property located on the first block of Sancho el Sabio Avenue, one of San Sebastián's most established, residential, and well-connected areas. Its location is exceptional: just steps from Amara Park, the city centre, and a pleasant stroll from La Concha Beach, in an urban setting that combines convenience, amenities, and quality of life.

The property stands out for its views of the Urumea River and its east-facing orientation, which guarantees natural light from early morning and a tranquility rarely found in such a central location. The living room- dining room room and two of the bedrooms open onto the river through large windows, while the remaining rooms face a covered courtyard, providing privacy and peace.

With a constructed area of 108.64 m² (90.21 m² usable space), the property is offered for renovation, allowing for the design of a completely customized home. Its current layout is organized around a generously sized corridor and includes a spacious lobby, an exterior living- dining room living room, five bedrooms, a separate kitchen, and two complete bathrooms. This configuration offers numerous possibilities for updating, allowing for the creation of more open spaces or the enhancement of the outdoor areas with river views.

The property offers extraordinary renovation potential, as its current layout allows for a very flexible redistribution of spaces, retaining only the structural elements. This feature opens the door to creating spacious and open-plan environments, such as a large living room with windows overlooking the river, or to designing new, more generous and functional relaxation areas.

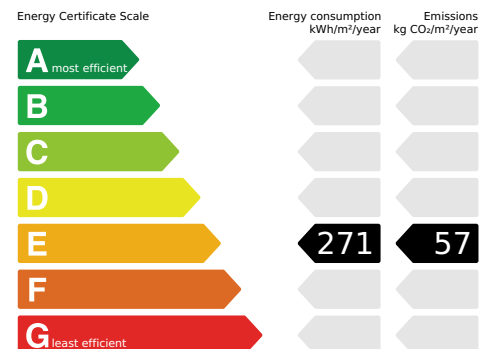
The property also includes a 12 m² attic storage room located in the building's roof, a very practical added value in this area. The property has central heating, individual gas hot water, and built-in wardrobes in several rooms.

The building, constructed in 1963 with a concrete structure, is in good condition and offers two elevators and adapted access for people with reduced mobility, which reinforces its functional and comfortable character.



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Lift, Wooden flooring, Natural light, Wheelchair access, Utility room, To renovate, Storage room, Pet-friendly, Interior, Heating, Exterior, Equipped Kitchen, Built-in wardrobes



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In short, this is an excellent opportunity to create an exclusive property with river views in one of San Sebastián's most sought-after and desirable areas . An apartment with great potential, perfect both as a permanent residence and as an investment in a prime urban setting.



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