



SALE

## Las Grutas ? Access Point 3

- Av. Intendente Bresciano al 300, BAJADA TRES, Balneario Las Grutas -

**u\$s 300**



### Description

Ocean-View House in Las Grutas

Situated in one of the most prime areas of Las Grutas?between the Third and Fourth Beach Access points?this property stands out for its unbeatable ocean views, immediate beach access, and excellent connectivity.

Its location offers proximity to the commercial district, various amenities, and the Hotel Casino del Río, making it an excellent choice for either a permanent residence or a tourism-based venture.

The property sits on a 200 m<sup>2</sup> lot and features a built area of ??136.96 m<sup>2</sup>, all laid out on a single level.

Key Features

Kitchen with breakfast bar.

Spacious living-dining room with a fireplace.

Large windows with ocean views.

Three bedrooms.

Two full bathrooms.

Covered terrace with panoramic ocean views.

Enclosed, fully equipped \*quincho\* (barbecue/entertainment area).

On-site parking space.

A property that combines location, prime views, and functionality, offering great potential for residential, vacation, or tourism use.

### Features



200.00m2 Land, 137.00m2 Covered





