EK
ARBAT ESTATES

Sales - House - Estepona

1.500.000€

www.arbatestates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatestates.com







Ref.-ID: R5336326 **Estepona** **House**

4 **2** **243 m2** **1940 m2**

Villa with a large 2200m2 plot and over 240m2 of living space distributed over two floors. The ground floor comprises a kitchen/dining area, a guest toilet, and a spacious living/dining room with a fireplace and access to a covered terrace of approximately 30m2 offering open views of the countryside and the sea. The four bedrooms are located on the upper floor, along with two large bathrooms, one of which is an en-suite in the master bedroom with a dressing room and a small terrace overlooking the sea. The semi-basement level includes a large garage, a laundry room and a storage room, all connected to the main house by an internal staircase. In addition, the property features a spacious wine cellar and a completely separate small apartment with a living room/kitchen, a bathroom, and a bedroom for guests. The villa is surrounded by a plot with a large garden area, a built-in kitchen/barbecue area with a gazebo, a 50m2 swimming pool, and a plot of fruit trees and a vegetable garden. A complete, spacious house with great potential and a great location in a peaceful setting, just a 5-minute drive from the beach or the center of Estepona, between Marbella and Sotogrande. It needs some work and attention, but once finished, it will be the perfect home in an ideal location.

Setting
- ✔ Country

Orientation
- ✔ South Facing

Condition
- ✔ Good Condition
- ✔ Fair Condition

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Country Views
- ✔ Garden Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Utility Room
- ✔ Marble Flooring
- ✔ Barbeque
- ✔ Double Glazing

Kitchen
- ✔ Partially Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ Alarm System

Parking
- ✔ Garage

Utilities
- ✔ Electricity
- ✔ Drinkable Water