EK
ARBAT ESTATES

Sales - House - Estepona

1.200.000€

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Ref.-ID: R5371342 **Estepona** **House**

Community: 300 EUR / year **IBI: 469 EUR / year** **Rubbish: 129 EUR / year** **3** **2** **275 m2** **13000 m2**

Charming Rustic Villa with Panoramic Sea & Valley Views – Estepona Set within an expansive 13,000 m² plot, this beautiful rustic villa offers breathtaking views across the valley to the sea, combining timeless character with modern comfort. Originally built around the 1850s and the original house of Los Reales, the property has been lovingly maintained and sympathetically restored, preserving its authentic charm throughout. Upon entering, you are welcomed into an impressive, spacious living room featuring exposed wooden beams and a striking fireplace—perfect for cozy evenings. This inviting space flows seamlessly into a formal dining room and onward to a fully fitted kitchen, complete with a traditional stable door that opens onto a generous patio stretching along the length of the house—ideal for outdoor dining and entertaining. The ground floor also hosts a comfortable guest bedroom and a bathroom. Upstairs, the expansive master suite offers a peaceful retreat, featuring a walk-in wardrobe, en-suite bathroom, and a private office space. A further guest bedroom completes the upper level. Outside, the heated swimming pool enjoys stunning open views down the valley, creating a serene setting to relax and unwind. The main garden, approximately 2,000 m², is fully fenced and beautifully maintained. In addition, a separate title includes a further 11,000 m² of land, partially fenced and bordered by a natural stream—offering privacy and potential.

Setting
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Close To Forest

Orientation
- ✔ South Facing

Condition
- ✔ Good Condition

Pool
- ✔ Private Pool
- ✔ Heated Pool

Climate Control
- ✔ Fireplace

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Forest Views

Features
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Barbeque

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Parking
- ✔ Covered Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

Category
- ✔ Resale