EK
ARBAT ESTATES

Sales - House - Estepona

1.300.000€

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Ref.-ID: R5453491

Estepona

House

Community: 600 EUR / year

IBI: 920 EUR / year

3 **2** **349 m2** **653 m2**

Detached Villa with Private Pool in Seghers, Estepona Located in Seghers, one of Estepona's most sought-after residential areas, this detached villa enjoys an excellent location just 500 metres from the beaches and Estepona Marina. The area offers the perfect balance of peace and privacy while being within easy reach of the charming Old Town, restaurants, shops, schools and all essential amenities. Marbella is just 25 minutes by car, Gibraltar 45 minutes, and Málaga International Airport can be reached in approximately 50 minutes, with excellent access to both the AP-7 and A-7 motorways. The villa is conveniently arranged on a single level, providing a practical and comfortable layout. It features three spacious bedrooms, two bathrooms, a bright living room and a generously sized kitchen. The property is in good overall condition and stands out for its solid construction, reflecting the quality and durability of homes built during this period. Outside, the villa offers a pleasant terrace with a private swimming pool, perfect for enjoying the Costa del Sol's exceptional climate throughout the year. At the rear of the property there is a charming vegetable garden with fruit trees, creating a peaceful Mediterranean setting. Thanks to its elevated position, the villa enjoys beautiful panoramic views over Estepona as well as partial sea views, adding to its appeal and sense of privacy. The property also benefits from a spacious garage with room for several vehicles, a practical storage room and a large multi-purpose area offering excellent potential. This space could easily be converted into a self-contained guest apartment, home office, gym, cinema room, games room or any other area to suit the future owner's lifestyle. Its traditional style provides an excellent opportunity to update the interiors and personalise the home while preserving the character and strength of the original construction. A wonderful opportunity to acquire a detached villa with a private pool in one of Estepona's most desirable locations. With its practical single-level layout, solid construction and excellent potential, this property is ideal as either a permanent residence or a holiday home on the Costa del Sol.

Setting
- ✔ Close To Port
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Marina

Orientation
- ✔ South Facing

Condition
- ✔ Good Condition
- ✔ Renovation Required
- ✔ Restoration Required

Pool
- ✔ Private Pool

Views
- ✔ Country Views
- ✔ Panoramic Views
- ✔ Pool Views
- ✔ Urban Views

Features
- ✔ Fitted Wardrobes
- ✔ Private Terrace

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden
- ✔ Easy Maintenance Garden

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

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone

Category
- ✔ Holiday Homes
- ✔ Investment
- ✔ Luxury
- ✔ Resale