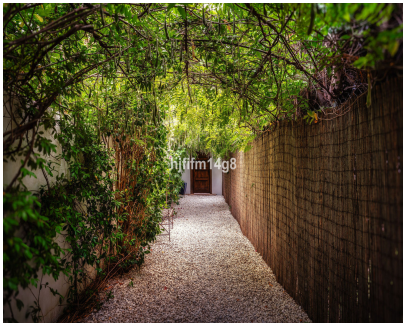


Sales - House - Estepona
975.000€

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Ref.-ID: R5455129

IBI: 962 EUR / year

Estepona



3



2



131 m2

House



586 m2

Some homes make an impression the moment you arrive – this is one of them. As you walk along the enchanting entrance path, framed by lush greenery and leading to beautiful antique wooden doors, it's impossible not to fall in love. Beyond the entrance awaits a truly magical courtyard, reminiscent of the timeless elegance of the Marbella Club. Peaceful and inviting, this Andalusian-style patio features a gentle fountain, fragrant orange trees and a charming covered barbecue area – the perfect setting for long alfresco lunches or relaxed evenings with family and friends. While the entrance courtyard offers privacy and tranquillity, the opposite side of the villa opens onto the sunny garden and pool area. Here you'll find a beautifully maintained lawn, mature fruit trees and plenty of space to unwind in the Mediterranean sunshine. Designed on one level, this delightful bungalow offers a practical and comfortable layout. The entrance opens into a stylish open-plan kitchen, complemented by a separate enclosed utility/laundry room. The kitchen flows seamlessly into the bright and spacious living area, where large sliding glass doors create a wonderful connection to the pool terrace and fill the home with natural light. The living space is thoughtfully divided into a dining area and a cosy lounge, making it equally suited to entertaining or everyday family life. The bedroom wing is privately positioned to one side of the house. The generous master suite features extensive built-in wardrobes, an en-suite bathroom and direct access to the pool terrace, where a charming private corner currently accommodates two sun loungers – an idyllic spot for peaceful mornings or an afternoon in the sun. The two additional double bedrooms are both spacious and bright, each with direct access to the beautiful entrance courtyard. They share a well-appointed family bathroom, making this an ideal home for families or visiting guests. This villa perfectly combines authentic Andalusian character with comfortable modern living. Every outdoor space has its own atmosphere, offering sun or shade throughout the day and inviting you to enjoy the exceptional Marbella lifestyle all year round. Additional information: - Single-level bungalow villa. - Private swimming pool and mature garden with fruit trees. - Covered barbecue area. - Quiet residential street with very little traffic - No garage - Street parking directly outside the property.

Setting ✓ Beachside ✓ Close To Shops ✓ Close To Sea ✓ Close To Schools	Orientation ✓ South	Condition ✓ Excellent	Pool ✓ Private	Climate Control ✓ Air Conditioning	Features ✓ Covered Terrace ✓ Fitted Wardrobes ✓ Private Terrace ✓ Utility Room ✓ Barbeque
Kitchen ✓ Partially Fitted ✓ Kitchen-Lounge	Garden ✓ Private	Utilities ✓ Solar water heating			