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# Villa in Estepona

Reference: R5211544



Bedrooms: 3

Bathrooms: by request

M² Build size: 178

Price: 499,000 €

Status: Sale

Property Type: Villa

Parking places: by request

M² Plot Size: 3,800













Overview:

Nestled just 3 kilometers inland from the vibrant coastal town of Estepona, this magnificent finca represents a rare opportunity to embrace a lifestyle of serene country living without compromising on convenience. Located on the sun-drenched Costa del Sol in Southern Spain, Estepona is renowned for its charming old town, pristine beaches, and bustling marina, offering an enviable blend of traditional Andalusian culture and modern amenities. This property, situated in a tranquil natural setting, provides a harmonious balance, allowing residents to enjoy the peace of their private retreat while having immediate access to the dynamic coastal life and town centre.

The approach to this distinguished estate sets an immediate tone of exclusivity and privacy. A substantial private parking area, securely positioned at the entrance, welcomes residents and guests alike, ensuring ample space for multiple vehicles. The entire expansive plot is meticulously gated and securely fenced, providing an unparalleled sense of safety and seclusion, a true haven away from the everyday hustle.

## A Grand Welcome and Inviting Interiors

A paved driveway leads directly to the main entrance, where the front door opens into an inviting reception room. This elegant space immediately captivates with its warmth and charm, highlighted by a magnificent fireplace, promising cozy evenings. The thoughtful design ensures a seamless transition, as this main living area provides direct access to the enchanting outdoor pool area, blurring the lines between indoor comfort and alfresco enjoyment.

Adjacent to the living room, the heart of any home, the kitchen, stands fully equipped to cater to culinary enthusiasts. Boasting a practical layout, it serves as a functional hub for daily meals and entertaining. From here, one can access the truly spectacular covered terrace – a vast and wonderfully proportioned space designed for luxurious outdoor living. With breathtaking views over the sparkling swimming pool and picturesque landscape, this terrace is an idyllic setting for al fresco dining, morning coffees, or simply unwinding.

The property’s versatile layout includes a dedicated office space, perfect for those seeking a quiet environment for work or study. Additionally, there are two well-proportioned guest bedrooms. Currently, these rooms are utilized as a secondary office and storeroom, showcasing the property's adaptability. Easily reinstated as comfortable guest accommodations, a creative studio, or a private gym, depending on preference. A conveniently located guest bathroom and a separate WC complete this section of the home, ensuring comfort and privacy for residents and visitors alike.

The pinnacle of comfort is found in the spacious master bedroom, a true sanctuary designed for relaxation. This magnificent suite offers private access to the terrace, allowing for tranquil mornings and serene evenings with direct views and fresh air. A generously sized walk-in wardrobe provides ample storage. The accompanying en-suite bathroom is elegantly appointed, offering a private retreat.

## Idyllic Outdoor Living and Sustainable Features

The outdoor spaces of this finca are nothing short of spectacular, meticulously designed to offer a variety of zones for leisure and entertainment. Abundant covered and open terrace areas ensure options for sun-drenched lounging or shaded relaxation. At one end of the inviting swimming pool, a charming pergola area awaits, complete with a built-in barbecue. This dedicated entertainment zone is perfect for hosting memorable outdoor gatherings or enjoying delicious grilled meals amidst the stunning backdrop.

Further enhancing the property’s appeal is an additional separate storage room or workshop, providing invaluable space for hobbies, tools, or provisions. This amenity underscores the thoughtful design, catering to a range of lifestyle requirements. In a commitment to sustainability and modern efficiency, the property is equipped with its own state-of-the-art solar installation. This feature not only reduces energy costs but also minimizes the ecological footprint.

The extensive land gracefully slopes down towards a picturesque small river, adding a touch of rustic charm and natural beauty. This expansive terrain presents a myriad of possibilities for enhancement and personalization. Significant undeveloped space offers potential to extend the lush garden or cultivate fruit trees and organic vegetables. This can be achieved on the main plateau or on the gently sloping land, offering a unique opportunity for self-sufficiency and connecting with nature. Imagine an orchard teeming with local produce or a vibrant vegetable patch.

## A Certified Gem of Authentic Charm

This exceptional property stands out not only for its inherent beauty and prime location but also for its complete legal standing, boasting a fully granted AFO certificate. This certification provides ultimate peace of mind, ensuring that the property adheres to all local regulations and legal requirements, a crucial aspect for any discerning buyer.

In essence, this finca offers an authentic slice of Andalusian country charm, masterfully blended with the immediate advantages of modern town amenities. It is more than just a home; it is a lifestyle offering – a private sanctuary where tranquility meets accessibility, natural beauty converges with sophisticated comfort, contributing to an unparalleled living experience on the beautiful Southern Spanish coast. This is an invitation to discover your dream home, where cherished memories are made and a timeless way of life is embraced.

Features:

None, Pool, Air conditioning, Mountain views, None, Private garden, Parking, Resale