



# Villa in Estepona

## 449,000 €

**Reference:** R5005993 **Bedrooms:** 3 **Bathrooms:** 2 **Plot Size:** 918m<sup>2</sup> **Build Size:** 187m<sup>2</sup> **Terrace:** 80m<sup>2</sup>





## Location: Estepona

BEAUTIFUL DETACHED HOUSE with garden, pool, and sea views in one of the best areas of Estepona.

This single-story villa sits on a 918 m<sup>2</sup> plot and has a built area of 187 m<sup>2</sup>. Its layout is ideal: entrance hall, spacious living-dining room with access to a glass-enclosed porch with sea views, kitchen with a separate pantry-laundry room, 3 bedrooms, and 2 full bathrooms. The house was renovated in 1995, including double glazing on the southwest façade for better thermal and acoustic insulation. It also features solar panels that significantly reduce electricity consumption.

The outdoor area is spectacular, with a well-maintained garden surrounding the house and a wide variety of fruit trees. On the east side, a private pool with sea views offers the perfect space to enjoy the Costa del Sol's great climate. There is also a covered porch that serves as a storage area and utility room, as well as a barbecue area, ideal for family gatherings.

At street level, the property has a closed garage with extra storage space.

Located in a quiet residential area of Estepona, the house has easy access to the highway and is close to supermarkets, services, and the hospital. Additionally, a pedestrian bridge allows you to cross the road and reach the beach within minutes on foot.

If you're looking for comfort, privacy, and an exceptional setting, this villa is the perfect choice.



## Features:

### Setting

Close To Port  
Urbanisation  
Close To Shops  
Close To Sea  
Close To Town  
Close To Schools  
Close To Marina

### Pool

Private Pool

### Features

Near Transport  
Storage Room  
Private Terrace  
Double Glazing  
Barbeque  
wifi

### Security

Gated Complex  
Entry Phone  
Electric Blinds

### Category

Holiday Homes  
Investment  
Resale

### Orientation

South East

### Climate Control

Air Conditioning  
Hot A/C  
Cold A/C

### Kitchen

Fully Fitted

### Parking

Private  
More Than One

### Furniture

Optional

### Condition

Good

### Views

Sea View  
Mountain  
Panoramic  
Garden  
Urban

### Garden

Private

### Utilities

Electricity  
Drinkable Water  
Telephone  
Solar water heating