

## Sales - House - Estepona

### 695.000€



**Ref.-ID: MIBGR5286643**

**Estepona**

**House**

**IBI: 796 EUR / year**

**Rubbish: 148 EUR / year**



**3**



**2.5**



**150 m2**



**105 m2**

This charming two-level property offers spacious and versatile accommodation, finished to a high standard and filled with natural light throughout. The large living room is a welcoming focal point, featuring marble flooring, a beamed ceiling, a wood-burning stove and overhead fans, creating a comfortable yet character-filled space ideal for year-round living. The property comprises three well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes, an en-suite bathroom and direct access to the terrace. A second double bedroom also enjoys direct access to the terrace, while the third double bedroom is a nice size. A family bathroom is fitted with both a bathtub and a separate shower. Electric heating is provided via an electric heater and an electric wall heater in the hallway. The pine-fitted kitchen is both practical and inviting, featuring a kitchen hatch that opens to the living area, and is complemented by a separate utility room for added convenience. Outdoor spaces are a standout feature of this property. The garden is laid with tiled and gravelled areas, complemented by mature shrubs, high hedges for privacy, a garden shed and an attractive mosaic feature. There is a covered terrace, as well as a ground-floor terrace enclosed with glass curtains, ideal for all-season use. The solarium offers partial cover, a built-in low-level seating area and a BBQ space, perfect for entertaining while enjoying sea and garden views. Residents also benefit from access to a large communal swimming pool, completing this exceptional home that combines comfort, character and outstanding outdoor living.

- Setting**
- ✓ Beachside
  - ✓ Close To Port
  - ✓ Close To Shops
  - ✓ Close To Sea
  - ✓ Close To Town
  - ✓ Close To Schools

- Features**
- ✓ Covered Terrace
  - ✓ Fitted Wardrobes
  - ✓ Private Terrace
  - ✓ Solarium
  - ✓ Storage Room
  - ✓ Ensuite Bathroom
  - ✓ Marble Flooring
  - ✓ Barbeque
  - ✓ Double Glazing

- Orientation**
- ✓ South

- Garden**
- ✓ Private

- Condition**
- ✓ Good

- Pool**
- ✓ Communal

- Climate Control**
- ✓ Fireplace

- Views**
- ✓ Sea
  - ✓ Garden
  - ✓ Urban