## Sales - House - Estepona

# 1.200.000€







**Ref.-ID: MIBGR5447110** **Estepona** **House**

**3** **2** **180 m2** **2000 m2**

Nestled within an impressive 13,000 m² estate, this exceptional rustic villa enjoys breathtaking panoramic views across the valley to the Mediterranean Sea, offering a rare blend of historic charm, privacy, and modern comfort. Dating back to around 1850, this finca is believed to be the original house of Los Reales. The locals called it Casa de la Panzona, (the house of the woman with a fat stomach) because she had 11 children! Lovingly restored and meticulously maintained, it retains an abundance of authentic character while seamlessly incorporating contemporary conveniences. The entrance opens into a magnificent living room, where exposed wooden beams, a striking feature fireplace, and generous proportions create a warm and inviting atmosphere. From here, the home flows effortlessly into an elegant formal dining room and a fully fitted country-style kitchen. A traditional stable door leads directly onto a spacious terrace that extends the length of the property, providing the perfect setting for al fresco dining, entertaining, or simply enjoying the spectacular surroundings. The ground floor also offers a well-appointed guest bedroom and a family bathroom. Upstairs, the impressive principal suite provides a tranquil retreat, complete with a walk-in dressing room, an en-suite bathroom, and a private office or study area. A further guest bedroom completes the first floor. Outside, the heated swimming pool is perfectly positioned to capture the stunning open views over the valley towards the sea, creating a peaceful haven for relaxation. The beautifully landscaped and fully fenced main garden extends to approximately 2,000 m², while a separate title includes an additional 11,000 m² of land. Partially fenced and bordered by a natural stream, this expansive area offers exceptional privacy, endless possibilities, and significant future potential. Combining rich history, timeless Andalusian character, and an idyllic natural setting, this unique country estate offers a truly special opportunity just moments from the amenities and beaches of Estepona. Estepona has become one of the Costa del Sol's most desirable destinations, celebrated for its charming Old Town with flower-filled streets, picturesque marina, golden beaches, excellent restaurants, boutique shopping, and year-round outdoor lifestyle. A wide selection of renowned golf courses, international schools, luxury beach clubs, and first-class amenities are all within easy reach. This unique finca offers a rare opportunity to enjoy the tranquillity and space of a traditional Andalusian country estate without sacrificing convenience. Whether as a permanent residence, an elegant holiday retreat, or an investment in one of Southern Spain's most sought-after locations, this is a home where history, nature, and modern living come together in perfect harmony.

**Setting**
- ✔ Country
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Forest
- ✔ Close To Marina

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Good Condition

**Pool**
- ✔ Private Pool
- ✔ Heated Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Fireplace

**Views**
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Country Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views
- ✔ Forest Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ WiFi
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Fiber Optic

**Furniture**
- ✔ Not Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Private Garden

**Security**
- ✔ Gated Complex
- ✔ Alarm System

**Parking**
- ✔ Covered Parking
- ✔ Multiple Parking Spaces

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Solar water heating

**Category**
- ✔ Resale