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**Sales - House - Estepona**

**1.450.000€**

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**Ref.-ID: MIBGR5061076** **Estepona** **House**

**Community: 696 EUR / year** **IBI: 1,250 EUR / year** **6** **7** **635 m2** **4000 m2**

Discover this Charming Villa in Valle Romano, Estepona ** with tourist license ** Welcome to this stunning traditional Spanish villa that turns your dreams into reality! Nestled on an expansive plot of nearly 4000 m² in the sought-after Valle Romano area, this villa offers a unique combination of luxury, comfort, and endless possibilities. With a total capacity of approximately 18 guests, this villa is the ideal location for vacationers or as a lucrative rental property. The villa has been thoughtfully designed and features two floors optimally divided for your enjoyment. On the upper floor, accessible via the majestic entrance, you will find two spacious bedrooms and three elegant bathrooms, including one ensuite, along with a cozy living room complete with a fireplace—the perfect place to relax together. Additionally, there is a spacious terrace that is seamlessly connected to the living room, offering a fantastic space for outdoor dining and enjoying the beautiful surroundings. The ground floor houses four bedrooms, three bathrooms, and a separate toilet, alongside a semi-open kitchen that seamlessly connects to the second living room. This living room opens onto a sun-drenched terrace overlooking the sparkling private pool and luxurious jacuzzi, where you can bask in the Spanish sun and enjoy the serene surroundings. Additionally, next to the pool, there is a conservatory with a dining area and a sitting area featuring a large TV, perfect for watching football or golf. The villa is surrounded by a lush garden that invites outdoor living, complete with a barbecue and an outdoor bar for delightful evenings with friends and family. Thanks to the spacious driveway, there is ample space for multiple cars. The location of the villa is particularly appealing: just minutes away from the stunning Valle Romano golf course, and the golden beaches of Estepona are just a short drive away. Furthermore, luxury urbanizations are currently being developed around the villa, which will further increase the value of your investment in the future. This property, consisting of three plots, offers a unique opportunity for investors looking to potentially build three new villas here. It is not only a dream location for individuals but also a smart investment for the future, as the property has a tourist license. Finally, the villa includes a separate guest or staff accommodation, featuring its own living room, bedroom, and bathroom—ideal for extra privacy and comfort. In summary, this villa is a versatile property with endless possibilities for both investors and individuals looking for a unique home with significant rental potential. Don't miss this opportunity to discover the charm and allure of this extraordinary piece of Spain!

**Setting**
- Country
- Close To Town
- Close To Schools

**Orientation**
- South East Orientation
- South Facing
- South West Orientation

**Condition**
- Good Condition

**Pool**
- Private Pool
- Heated Pool

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

**Views**
- Mountain Views
- Golf Views
- Panoramic Views
- Garden Views

**Features**
- Covered Terrace
- Fitted Wardrobes
- Private Terrace
- Solarium
- Satellite TV
- WiFi
- Games Room
- Guest Apartment
- Guest House
- Storage Room
- Ensuite Bathroom
- Jacuzzi
- Bar
- Barbeque
- Staff Accommodation

**Furniture**
- Fully Furnished
- Optional Furniture

**Kitchen**
- Fully Fitted Kitchen

**Garden**
- Private Garden
- Landscaped Garden

**Security**
- Gated Complex
- Safe

**Parking**
- Open Parking
- Multiple Parking Spaces
- Private Parking

**Utilities**
- Electricity
- Drinkable Water

**Category**
- Golf
- Holiday Homes
- Investment
- Luxury
- Resale