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**Sales - House - Estepona**

**695.000€**

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**Ref.-ID: MIBGR5362441** **Estepona** **House**

**IBI: 300 EUR / year** **Rubbish: 90 EUR / year** **2** **2** **241 m2** **2800 m2**

Charming country house located on the outskirts of Estepona, just a 5-minute drive from the town centre, where you will find all kinds of services and amenities. The property sits on a spacious 2,800 m² rectangular plot, offering privacy and a wide range of possibilities. The house, measuring 90 m², has been recently renovated and comprises two double bedrooms, one full bathroom inside the house and a second bathroom with independent access from the terrace, ideal for use by the pool area or for guests. It also features a bright living-dining room with a fireplace and air conditioning, seamlessly connected to a fully equipped open-plan kitchen. The property benefits from high-quality features such as porcelain flooring, fibre optic internet, double-glazed windows, shutters, and mosquito screens, ensuring comfort throughout the year. Outside, there is a spacious 40 m² front porch with a barbecue area, perfect for enjoying the natural surroundings, as well as a smaller rear porch. The property also includes covered parking for two vehicles, with additional space on the plot for several more. Separately, there is a large storage/laundry room with great potential to be converted into an additional bedroom, studio, or guest accommodation. The estate includes a private 40 m² swimming pool and excellent equestrian facilities: stables for up to 5 horses, a tack room, and a 66 m² riding arena. The rest of the land is planted with a variety of fruit trees, including avocados, lemon trees, mango trees, and orange trees, creating a natural and productive environment. An ideal property both as a permanent residence, thanks to its proximity to the town, or as a second home to enjoy the countryside.

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

**Orientation**
- ✔ South East Orientation

**Condition**
- ✔ Good Condition

**Pool**
- ✔ Private Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Fireplace

**Views**
- ✔ Mountain Views
- ✔ Country Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Utility Room
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Stables
- ✔ Fiber Optic

**Furniture**
- ✔ Part Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Private Garden

**Security**
- ✔ Alarm System

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

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water

**Category**
- ✔ Distressed