

## Sales - House - Estepona

# 695.000€

Estepona

House

IBI: 300 EUR / year

Rubbish: 90 EUR / year



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 m<sup>2</sup> rectangular plot, offering privacy and a wide range of possibilities. The house, measuring 90 m<sup>2</sup>, 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 m<sup>2</sup> 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 m<sup>2</sup> swimming pool and excellent equestrian facilities: stables for up to 5 horses, a tack room, and a 66 m<sup>2</sup> 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

### Condition

- ✓ Good

### Pool

- ✓ Private

### Climate Control

- ✓ Air Conditioning
- ✓ Fireplace

### Views

- ✓ Mountain
- ✓ Country

### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Utility Room
- ✓ Barbeque
- ✓ Double Glazing
- ✓ Stables
- ✓ Fiber Optic

### Furniture

- ✓ Part Furnished

### Kitchen

- ✓ Fully Fitted

### Garden

- ✓ Private

### Security

- ✓ Alarm System

### Parking

- ✓ Covered
- ✓ More Than One

### Utilities

- ✓ Electricity
- ✓ Drinkable Water

### Category

- ✓ Distressed



























