# Sales - House - Estepona

# 640.000€

**Estepona** **House**

 **3**  **1.5**  **255 m2**

A magnificent semi-detached house situated in the exclusive Agua Marina residential complex, in the well-established and sought-after area of Seghers. This property stands out for its spaciousness, versatility and excellent condition, offering a range of layout options to suit the needs of every family. The property is spread over three floors plus a basement. On the ground floor, there is a bright living-dining room, thanks to its west-facing aspect, a separate kitchen that could easily be integrated into the living room to create a spacious open-plan area, and a guest toilet. The first floor comprises two bedrooms and a generously sized en-suite bathroom. The master bedroom stands out for its spaciousness, as it was originally two rooms merged into one, offering a particularly comfortable space. On the top floor is a cosy, open-plan attic, ideal as an office, living room or additional bedroom, with access to a private terrace offering pleasant sea views. The basement currently comprises a garage and a laundry area. Thanks to its layout and the fact that it opens out to the garden and terrace at virtually the same level, it offers enormous potential to be converted into a self-contained flat, a games room, a gym, a leisure area or any other use you may wish. Outside, the property features a spacious garden and terrace, perfect for enjoying the Mediterranean climate all year round. A very well-maintained property, with spacious rooms and great potential for customisation, situated in one of the city?□?s most established and sought-after residential areas.

**Setting**
- ✔ Close To Port
- ✔ Close To Sea
- ✔ Urbanisation

**Orientation**
- ✔ West Facing

**Condition**
- ✔ Excellent Condition

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Sea Views
- ✔ Garden Views

**Features**
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Utility Room
- ✔ Double Glazing
- ✔ Basement

**Furniture**
- ✔ Optional Furniture

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Private Garden

**Security**
- ✔ Alarm System

**Parking**
- ✔ Garage
- ✔ Covered Parking
- ✔ Private Parking

**Utilities**
- ✔ Gas

**Category**
- ✔ Resale













































































