



**Sales - Commercial - Estepona**  
**535.000€**

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**Ref.-ID: MIBGR4855177**

**Estepona**

**Commercial**



**2**



**1**



**111 m<sup>2</sup>**



**2760 m<sup>2</sup>**

Located in the charming area of Seghers, in Estepona, this large rustic estate of 2,760 m<sup>2</sup> offers a unique opportunity to enjoy the tranquility of the countryside without giving up the proximity of essential services. The spacious plot offers a green space to enjoy the outdoors, featuring a country house with a built area of 111.6 m<sup>2</sup>, ideal for those seeking a cozy home in a rural rustic environment yet close to local amenities. The covered porch with a barbecue area, approximately 30 m<sup>2</sup>, provides a perfect outdoor space for family gatherings or simple recreation, and frames the access to the living room with a fireplace integrated into an open space with a dining area and open kitchen with an island. The house has two bedrooms, both with built-in wardrobes offering ample storage space, and a bathroom with a shower. The house is equipped with air conditioning. On the side, next to the porch, you can enjoy a 27 m<sup>2</sup> pool, while there is a covered parking area with a workshop and storage room. The house is in excellent condition and with just a slight renovation and adaptation to a modern style, it could further enhance its potential and value to easily become a dream cottage. The proximity to the beach, the port, the center, shops, restaurants, schools, and the port, make this property an excellent option for those seeking a rustic home in a privileged location, with all amenities within reach.

**Setting**  
✓ Close To Port  
✓ Close To Shops  
✓ Close To Sea  
✓ Close To Town  
✓ Close To Schools

**Views**  
✓ Mountain  
✓ Panoramic

**Condition**  
✓ Renovation Required

**Features**  
✓ Covered Terrace  
✓ Near Transport  
✓ Private Terrace  
✓ Barbeque

**Pool**  
✓ Private

**Garden**  
✓ Private

**Climate Control**  
✓ Air Conditioning  
✓ Fireplace





























