**Sales - House - Estepona**

**1.600.000€**

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**Ref.-ID: MIBGR5433811** **Estepona** **House**

 **5**  **4**  **300 m2**  **2200 m2**

Charming Country Villa with Open Views in La Alberdina, Estepona Discover this magnificent country villa located in the peaceful and exclusive area of La Alberdina, Estepona. Surrounded by nature and enjoying beautiful open views over the countryside and its landscaped gardens, this property offers privacy, comfort, and an excellent location just a 5-minute drive from the beach. The property is accessed through an automatic entrance gate leading to a spacious private parking area with room for several vehicles. From the moment you arrive, you are welcomed by beautifully established gardens with natural lawns, mature trees, and a variety of colourful flowers and ornamental plants, creating a peaceful and private setting. The villa is distributed over three levels: Main Floor: A welcoming entrance hall leads into a spacious and bright living room with a fireplace, opening directly onto a covered terrace overlooking the garden and swimming pool. This level also features a fully fitted and generously sized kitchen connected to a separate dining room, a guest toilet, and a second covered terrace. Upper Floor: The sleeping area comprises a spacious master bedroom with an en-suite bathroom, along with three further generously sized bedrooms sharing a second full bathroom. All bedrooms are bright, comfortable, and offer ample living space. Lower Floor: A comfortable staircase leads to a large garage with space for several vehicles, a guest toilet, and an independent guest apartment with its own private entrance. The apartment includes an open-plan living room with a fitted kitchen, one bedroom, and a full bathroom, making it ideal for guests, family members, or rental accommodation. Outside, the property boasts extensive lawned gardens, several sunny terraces, an attractive barbecue area, and an outdoor bar, providing the perfect setting for enjoying the exceptional Costa del Sol climate all year round. The estate also features an area with a variety of fruit trees, ideal for relaxing walks and enjoying the natural surroundings. The entire property is fully fenced, ensuring a high level of privacy and security. Excellent Location: • 5 minutes by car to the beach via a paved road. • 10 minutes to Estepona town centre. • 20 minutes to Marbella. • 60 minutes to Málaga International Airport. An outstanding property, ideal as a permanent residence, holiday home, or investment opportunity, combining the peace and tranquillity of the countryside with easy access to all amenities and the beautiful beaches of the Costa del Sol.

**Setting**
- ✔ Country
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Marina

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Good Condition

**Pool**
- ✔ Private Pool

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

**Views**
- ✔ Country Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views





























































