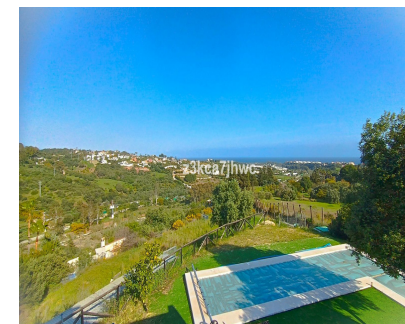
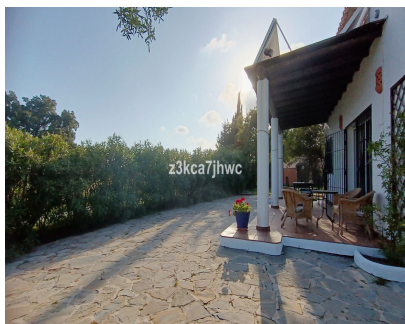
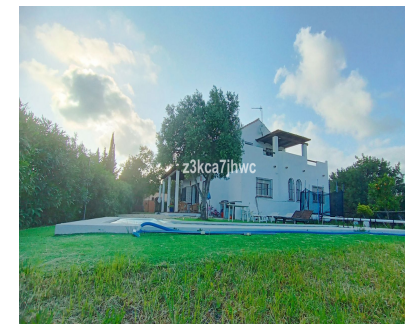


Продажа - Дом - Estepona  
1.300.000€



Ref.-ID: MIBGR5187850

Estepona

Дом

ИБИ: 1,347 EUR / год

Мусор: 100 EUR / год



4



4



274 m2



4112 m2

RUSTIC VILLA WITH MEDITERRANEAN VIEWS AND TOURIST LICENSE IN ESTEPONA. Discover this spectacular rustic villa, an exclusive retreat perched atop a hill. With 4,112 m<sup>2</sup> of natural land and 274 m<sup>2</sup> of living space, this property offers privacy and unparalleled panoramic views of the Mediterranean Sea and the mountains. Design and Quality are evident in its solid structure with clean lines and uninterrupted 360° panoramic views of the sea and mountains. The exterior features a 45m<sup>3</sup> saltwater pool (new in 2024), spacious porches (42m<sup>2</sup>), sunny terraces (74m<sup>2</sup>), a solarium, and fruit trees. Profitability and Versatility: Valid Tourist License (high rental potential) and a Landlord's License. Independent 105m<sup>2</sup> Loft-style apartment with separate entrance, kitchen, bathroom, and two English patios. Intelligent Layout: The main house is remarkably bright. On the main floor, an impressive living room with high ceilings, exposed wooden beams, and windows facing three directions creates a majestic ambiance. It features four bedrooms, four bathrooms, two open-plan kitchens, and several interconnected living areas. Located just 5 minutes from the AP-7 motorway and Estepona, it offers the tranquility of the countryside with the convenience of the city. Parking for several vehicles is included. A unique property with exceptional potential. Request a viewing! In compliance with Decree 218/2005 of October 11, of the Regional Government of Andalusia, the client is informed that notary fees, registration fees, property transfer tax (ITP), and other expenses inherent to the sale are not included in the price. Real estate brokerage fees ARE included. The property's Information Sheet (DIA) is available to the consumer.

**Расположение**

- ✓ Загородный
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Близко к школам

**Особенности**

- ✓ Крытая терраса
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Солярий
- ✓ Спутниковое телевидение
- ✓ Кладовка
- ✓ Барбекю

**Коммунальные услуги**

- ✓ Электричество
- ✓ Питьевая вода
- ✓ Фотоэлектрические солнечные панели

**ОРИЕНТАЦИЯ**

- ✓ Юг

**Мебель**

- ✓ Частично меблированный

**Категория**

- ✓ Инвестиции
- ✓ Перепродажа

**Состояние**

- ✓ Отличное
- ✓ Недавно отремонтированная

**Кухня**

- ✓ Частично оборудованная

**бассейн**

- ✓ Приватный

**Сад**

- ✓ Приватный

**Климат-контроль**

- ✓ Камин

**меры безопасности**

- ✓ Огражденный комплекс

**ВИД**

- ✓ Море
- ✓ Горы
- ✓ Сельская местность
- ✓ Панорамный
- ✓ Сад
- ✓ Бассейн
- ✓ Лес

**Парковка**

- ✓ Более чем один
- ✓ Приватная