

**Продажа - Дом - Esterona**

**795.000€**

Коммунальные: 240 EUR / год

ИБИ: 514 EUR / год

Мусор: 160 EUR / год



3



3



170 m<sup>2</sup>



1500 m<sup>2</sup>

Beautiful, fully renovated Andalusian farmhouse, full of charm, located in the countryside but only 3 km from the best beaches, between Estepona and Marbella. The community, with only 32 homes, offers a large swimming pool, a children's playground, and a paddle tennis court. Its excellent location, less than 10 minutes from San Pedro Alcántara and Estepona, and very close to Marbella and Puerto Banús, makes this property a unique opportunity. Thanks to its wonderful outdoor spaces and the area's climate, it feels like home. A viewing is highly recommended. Beautiful, fully renovated Andalusian farmhouse, full of charm, located in the heart of the countryside but only 3 km from the best beaches, between Estepona and Marbella. It consists of a main house with two bedrooms, two bathrooms, a living room with a fireplace, a dining room, a kitchen, and terraces with spectacular views of the fertile countryside of the Padrón River and, in the distance, the Mediterranean Sea and Gibraltar. It has a separate apartment with a bathroom, fireplace, and kitchenette. It can be rented separately. It also has a small room on the upper floor of the house, currently used as a studio. Just a couple of minutes from a supermarket, a gas station with a 24-hour convenience store, and 5 km from the center of Estepona, yet when you arrive at the house you are in the heart of the countryside, surrounded by a silence where only the birdsong can be heard. With no light pollution, the nights become a spectacular time for stargazing. The sun rises on the left side of the house, allowing you to enjoy it all day until it sets on the right, while also feeling the pleasant sea breeze. An ideal place to enjoy the tranquility of the surroundings while also being very well connected to all amenities. In the spacious grounds below the house, seven solar panels are installed, resulting in very low electricity bills. The garden boasts a variety of aromatic herbs and some fruit trees. In addition to electric heaters, there are two heat pumps and a fireplace with ventilation in the different rooms. The 3000m<sup>2</sup> plot is a private, fenced area with abundant vegetation. The garden is meticulously maintained and features an irrigation system with solenoid valves. Several spaces surround the house, including three terraces at different levels. It is being sold fully furnished with custom-made solid pine furniture. It's a very special little paradise! It has a first occupancy license for holiday rentals.

#### Расположение

- ✓ Загородный
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Рядом с лесом

#### Климат-контроль

- ✓ Камин

#### Кухня

- ✓ Полностью оборудованная

#### Категория

- ✓ Описанная за долги
- недвижимость
- ✓ Дома для отдыха

#### ОРИЕНТАЦИЯ

- ✓ Восток
- ✓ Юго-восток
- ✓ Юг
- ✓ Юго-запад
- ✓ Запад

#### ВИД

- ✓ Море
- ✓ Сельская местность
- ✓ Панорамный

#### Сад

- ✓ Приватный
- ✓ Ландшафтный дизайн

#### Состояние

- ✓ Хорошее
- ✓ Недавно отремонтированная
- ✓ Недавно отделанная

#### Особенности

- ✓ Приватная терраса
- ✓ WiFi
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Барбекю
- ✓ Размещение персонала

#### Парковка

- ✓ Гараж
- ✓ С навесом
- ✓ Более чем один
- ✓ Приватная

#### бассейн

- ✓ Приватный

#### Мебель

- ✓ Частично меблированный
- ✓ Без мебели
- ✓ По желанию

#### Коммунальные услуги

- ✓ Электричество
- ✓ Питьевая вода
- ✓ Телефон
- ✓ Газ

































