

Sales - House - Estepona
1.495.000€

www.arbatstates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatstates.com



Ref.-ID: R4577425

Estepona

House

Community: 360 EUR / year

IBI: 1,415 EUR / year

Rubbish: 238 EUR / year



5



5



280 m2



7600 m2

Set on a private plot spanning 7,600 square meters, this charming Finca, connected to a second small Finca, offers a tranquil retreat with beautiful views of the sea, mountains, and Gibraltar. Boasting an ideal location, it is a 4-minute drive from the vibrant town of Estepona and its inviting beaches. The property enjoys excellent road connections, ensuring easy access to nearby towns. Surrounded by amenities, residents can conveniently access golf courses, sports facilities, hospitals, supermarkets, and schools. The main Finca features a generously sized, partially covered terrace with stunning panoramic views, providing an ideal setting for outdoor relaxation. The well-designed kitchen, complete with a dining area, offers a practical space with direct access to the terrace. The spacious living room, featuring an open fireplace, effortlessly connects to the main terrace, fostering a welcoming and cosy ambience. The living spaces are complemented by three bedrooms, each with its own bathroom, on the same level. Upstairs, two additional bedrooms with en-suite baths and a roof terrace offer even more space and gorgeous views. Below, the second small Finca presents an opportunity for conversion into an independent guest house, workshop, or office featuring a delightful patio. Stables, parking, and a garage with wall box adjacent to this Finca add practicality to the property. The sprawling 7,600-square-meter plot provides diverse spaces, including a sunny pool area, a vegetable garden, a place to plant fruit trees, and ample room for various activities, such as a horse paddock. Both Fincas benefit from their own wells, ensuring a self-sufficient water supply. This property represents the perfect blend of countryside tranquillity and modern convenience, offering an idyllic lifestyle within minutes of Estepona and the beach. Close to essential amenities such as schools and healthcare facilities. With its flexible spaces and stunning vistas, this Finca provides an excellent opportunity to appreciate life in one of the Costa del Sol's prime locations. **ADDITIONAL INFORMATION:** This property consists of two plots. Both of them have their own Escrituras and it's easily probably to split them. The main Finca is located on the plot with 3.000m2 whereas the other small Finca is located on the plot with 4.600m2 including the stables, garage with wall box and the multi training meadow of 25 x 45 m2 with irrigation system. Please be informed that the IBI and Basura is calculated for both Fincas/plots.

- | | | | | | |
|--|--|--|---|---|---|
| <p>Setting</p> <ul style="list-style-type: none"> ✓ Beachside ✓ Close To Town ✓ Close To Schools | <p>Orientation</p> <ul style="list-style-type: none"> ✓ East | <p>Pool</p> <ul style="list-style-type: none"> ✓ Private | <p>Climate Control</p> <ul style="list-style-type: none"> ✓ Air Conditioning ✓ Fireplace | <p>Views</p> <ul style="list-style-type: none"> ✓ Sea ✓ Country ✓ Panoramic ✓ Garden ✓ Pool ✓ Street | <p>Features</p> <ul style="list-style-type: none"> ✓ Covered Terrace ✓ Fitted Wardrobes ✓ Near Transport ✓ Private Terrace ✓ Storage Room |
| <p>Furniture</p> <ul style="list-style-type: none"> ✓ Optional | <p>Kitchen</p> <ul style="list-style-type: none"> ✓ Fully Fitted | <p>Garden</p> <ul style="list-style-type: none"> ✓ Private | <p>Security</p> <ul style="list-style-type: none"> ✓ Alarm System | <p>Parking</p> <ul style="list-style-type: none"> ✓ Private | |