



## Mediterranean villa for sale on frontline beach near Estepona centre

Estepona

🏠 House 📏 Plot 467 m<sup>2</sup> 🏠 Built 287 m<sup>2</sup> 🏠 Terrace 140 m<sup>2</sup> 🛏 4 🚿 4 # Ref. 157566

🏠 1.795.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.

## Charming renovated beachfront villa with sea views for sale in West Estepona

### PROPERTY HIGHLIGHTS

- Villa with direct access to the beach from the garden.
- Undisturbed, panoramic sea views.
- Recently renovated.
- 4 bedrooms, 4 bathrooms.
- Private garden with cosy seating areas.

### THE LOCATION

**On frontline beach with direct access to the beach**, in an established urbanisation, just outside Estepona town.

Short drive to all amenities.

10 minutes' drive by car to the centre of Estepona, its wide choice of leisure facilities, marina, historic town centre and its long, pleasant beach promenade.

Very short drive to the excellent golf clubs of Finca Cortesin and Estepona Golf.

### THE VILLA

#### In figures:

Plot size: 467m<sup>2</sup>

Total built area: 287m<sup>2</sup>

Surface terraces: 140m<sup>2</sup>

4 bedrooms

4 bathrooms

Guest toilet

2 levels

#### General:

Flat plot, **adjacent to the beach**.

Attractive outdoor space with an expansive terrace, an attached pergola that provides a **shaded dining area and a barbecue area**.

A manicured stretch of lawn is enhanced by a cosy seating area with the Mediterranean as a backdrop.

**South-facing.**

## **The villa itself:**

Charming **villa in a desirable beach urbanisation, erected in a Mediterranean architectural style.**

**Spanish charm combined with contemporary amenities** create a warm, inviting living atmosphere.

**Open-plan living room** with fireplace.

A practical kitchen provides a pass-through window opening onto the dining area.

Bright rooms thanks to high sliding windows.

A total of 4 bedrooms, 4 bathrooms and a guest toilet.

The 2 bedrooms en-suite on the upper floor enjoy a **private balcony where you can enjoy frontal sea views.**

Storage room.

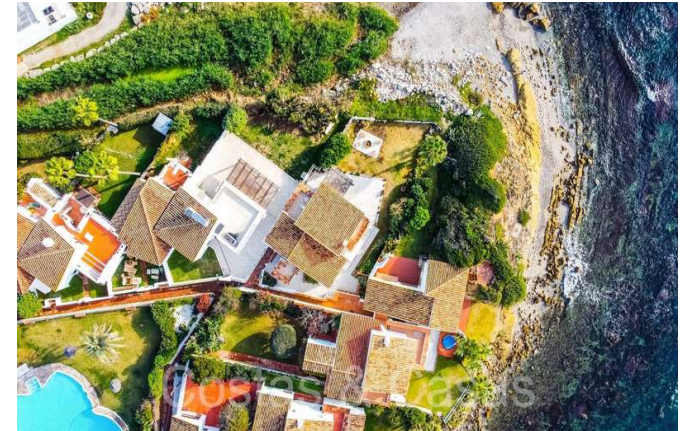
## **Other features:**

Air conditioning for cooling and heating.

Fireplace.

Outdoor shower.





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