



### Charming traditional villa for sale with guest house and tennis court, close to the beach in Benahavis - Marbella

Marbella Area

🏠 House 📐 Plot 6592 m<sup>2</sup> 🏡 Built 574 m<sup>2</sup> 🏠 Terrace 179 m<sup>2</sup> 🛏 7 🚿 7 # Ref. 161900

💰 2.750.000 €

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.

## Andalusian villa with guest house and tennis court for sale in Benahavis - Marbella

### HIGHLIGHTS

- Large plot of 6592m<sup>2</sup>
- 7 bedrooms, 7 bathrooms.
- Separate guest house with private access.
- Heated swimming pool.
- Private tennis court.
- Ready to move in.
- Absolute peace and privacy.

### THE LOCATION

Quietly located a stone's throw from the Los Flamingos golf resort, a five-star golf resort of which the hotel Villa Padierna Palace is part.  
**Only a few minutes to all necessary amenities and the beach.**

### THE VILLA

#### In figures:

Plot: 6592m<sup>2</sup>  
Built area: 574m<sup>2</sup>  
Terrace area: 179m<sup>2</sup>  
Bedrooms: 7  
Bathrooms: 7  
Guest toilet  
2 floors + separate guest house

#### General:

**Extensive plot of over 6,500m<sup>2</sup>** with lush and mature gardens.

**Private heated swimming pool** surrounded by extensive terraces with chill out areas, jacuzzi and a barbecue area.

**Private tennis court.**

Facing south and east, sun all day.

Views over the gardens and towards the picturesque mountain landscape.

## **Description:**

### **Detached villa with an authentic, Mediterranean architectural style.**

Built with local building materials.

Warm interior with terracotta floors and vaulted beamed ceilings.

The main building consists of 2 floors:

Ground floor:

Spacious hall with an airy, double-height ceiling and a classic wood-burning fireplace.

Multiple sitting areas.

Living and dining area with an open fully equipped kitchen with Miele and Neff appliances.

Integrated dining table.

TV room with fireplace.

2 guest bedrooms en suite.

Guest toilet

Laundry room.

Upper floor

The master bedroom en suite with dressing.

2 guest bedrooms each with their own bathroom.

### **The separate guest house:**

Two guest bedrooms en suite and a covered private terrace.

### **In total there are 7 bedrooms, 7 bathrooms and separate toilet.**

Fitness area with sauna.

Carport for 2 cars.

Other features:

Air conditioning for cooling and heating.

Fitted wardrobes.

Integrated music system.

**Solar panels for hot water with newly installed boilers.**

**Own water well (100m deep)**





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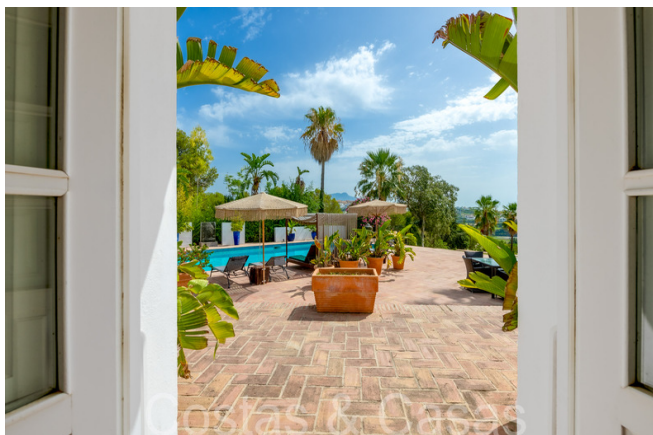
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