

## Villa for sale in Estepona, Costa del Sol

4 Bedrooms | 2 Bathrooms | 250 m<sup>2</sup> Interior | 45 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 645 IBI



### Property Description

Located in the prestigious area of Seghers, in Estepona, this house is a typical and unique Andalusian home in a highly sought-after location, standing out for its panoramic sea views and its proximity to the beach, the port, and the city center. With a built area of 250m<sup>2</sup> on a 500m<sup>2</sup> plot, this property is distributed on a single floor and also features a private pool and garden, ideal for enjoying the Mediterranean climate.

The house boasts a spacious living room equipped with a fireplace, creating a cozy atmosphere for family gatherings or moments of relaxation. The fully equipped kitchen offers a functional and practical space with direct outdoor access. The 45m<sup>2</sup> front terrace, with a brick barbecue, is a perfect spot for enjoying outdoor meals while admiring the landscape and the sea. Next to the terrace, there is a private pool with grass and spectacular views of the sea and the Rock of Gibraltar. The property includes four bedrooms, two of them with built-in wardrobes, while the master bedroom features an en-suite bathroom with a hydromassage tub and shower. The second bathroom includes a shower.

The house is equipped with a fireplace, individual air conditioning units, a covered porch for 2 cars,

and 2 storage rooms. The furniture is negotiable.

Located 5 minutes from Playa del Cristo and Estepona Port, bars, and other amenities, and a short 15-minute walk along the coastal promenade will also take you to the historic center of Estepona.



## Villa for sale in Estepona, Costa del Sol

