



**Property type :** Detached Villa

**Location :** El Coto

**Bedrooms :** 4

**Bathrooms :** 3

**Swimming pool :** Private

**Garden :** Private

**Orientation :** Southwest

**Views :** Sea views

**Parking :** 2 underground parkings

**House area :** 275 m<sup>2</sup>

**Plot area :** 500 m<sup>2</sup>

- ✓ Guest house
- ✓ Alarm system
- ✓ White goods
- ✓ Fitted wardrobes
- ✓ Utility room
- ✓ Airconditioning
- ✓ Storage room
- ✓ Terrace
- ✓ Barbecue

Welcome to a truly charming villa nestled in the desirable El Coto neighborhood, next to Fuengirola. This meticulously maintained property offers a warm and inviting ambiance, making it perfect for comfortable living.

Spread across three levels, the villa features two entrances, providing convenience and easy access. The top level welcomes you with a sunny patio, convenient parking, and a spacious living and dining area that seamlessly connects to a generous terrace with beautiful surroundings. The functional kitchen, complete with a utility room, adds practicality to daily living.

On the middle floor, you'll find three comfortable bedrooms and two bathrooms, including an en-suite for added privacy. Two of the bedrooms share a large terrace, offering a serene space to relax or enjoy a morning coffee. Additionally, there is a versatile extra room that can be customized to suit your needs.

The ground level of the villa presents an independent space with a private entrance, ideal for various purposes. With a generous area of 98 square meters, this space features an open lounge with a kitchenette and bar, a toilet, and an additional room that provides flexibility for your lifestyle. It's the perfect area for hosting guests or creating a separate living space. Step outside, and you'll discover a delightful garden with a pool, a BBQ area, and a covered terrace, providing the perfect setting for outdoor gatherings and relaxation. The pool area is blessed with sunshine throughout the day, inviting you for a refreshing swim.

Built in 1997, this villa is in very good condition, reflecting the care and attention it has received over the years. However, it offers a fantastic opportunity for modernisation, allowing you to update and personalise the space to your taste. With some contemporary touches, this villa can be transformed into a modern haven while retaining its charming character.

Parking will never be a concern, as there is ample space available for two or more cars.

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