



**Property type :** Detached Villa

**Location :** Estepona

**Bedrooms :** 4

**Bathrooms :** 2

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Sea views

**Parking :** Open private parking

**House area :** 250 m<sup>2</sup>

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

- ✓ Close to sea
- ✓ Fireplace
- ✓ Airconditioning

- ✓ Fitted wardrobes
- ✓ Terrace

- ✓ Storage room
- ✓ Furnished

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.



