



**Property type :** Detached Villa

**Location :** El Padron

**Bedrooms :** 3

**Bathrooms :** 1

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** garden

**Parking :** Closed Garage

**House area :** 105 m<sup>2</sup>

**Plot area :** 3100 m<sup>2</sup>

- ✓ Fitted wardrobes
- ✓ White goods
- ✓ Barbecue

- ✓ Fireplace
- ✓ Not furnished

- ✓ Terrace
- ✓ Airconditioning

A 3 bedroom single level villa standing in a flat plot of 3,100 m<sup>2</sup> at El Padron which is a fantastic location just 10 minutes drive from Estepona and only 5 from the beach supermarkets and restaurants etc.

In addition to the villa the property includes 5 brick built stables with a courtyard, separate entrance and tack, storage and feed rooms etc. there is also an office or groom's quarters with a guest toilet and also a shower room with w.c. To the side of the stables there is a manege, paddock and aviary.

The villa is approached via automatic gates to a courtyard entrance with large double car port plus a triple garage with 3 up and over entrance doors.

The accommodation includes a spacious living room with open fireplace and built in book shelving and display cupboards leading out to a large covered terrace overlooking the pool and garden. There is a fitted kitchen with built in appliances including an oven, hob, dishwasher, washing machine and fridge freezer. There are 3 good sized bedrooms plus a bathroom with walk-in shower. Hot and cold air conditioning is installed and there is double glazing with blinds and fly screens.

To the rear of the house there is a private garden area with swimming pool and a changing room/shower room with w.c. There is also an extensive orchard area with numerous fruit trees.



