ESTEPONA

sypialnie	■azienki	zbudowany m²	taras m²	fabu■a m²
3	2	562	40	10 000

VILLA W ESTEPONA

Charming Country Estate in El Padrón, Estepona — Just 5 Minutes from the Beach and Laguna Village Introducing this exceptional rustic finca located in one of Estepona's most desirable areas, El Padrón, known for its tranquillity, natural beauty and excellent access to all services. The location is unbeatable: only a 5-minute drive to the beach, the newly renovated Laguna Village, supermarkets, restaurants and main roads. The property is easily accessed via a fully paved road, is completely fenced, and offers total privacy, surrounded by mature vegetation and a peaceful natural environment—ideal for year-round living. Property Layout The main house is built on one single level, offering great comfort and practicality, plus a lower level used as a garage and additional rooms. Main Floor • Spacious entrance hall with guest toilet. • Large and bright living room with several windows and direct access to a fantastic covered terrace and the garden. • Fully equipped kitchen, featuring a breakfast area and direct access to the outdoor dining space. • Very large master bedroom with en-suite bathroom, an extensive fitted wardrobe area and access to a private porch. • Left wing of the house: two additional bedrooms, both with en-suite bathrooms and plenty of natural light. Lower Floor • Very large garage with space for several vehicles. • Two additional rooms, perfect for a gym, office, games room, storage or even extra bedrooms. Exterior & Land The plot is mostly flat, completely fenced (part with solid wall and part with wire fencing) and has an automatic entrance gate. Outdoor features include: • Private swimming pool with barbecue area—ideal for gatherings and enjoying the Costa del Sol climate. • Garden/tool room. • Beautiful mature garden with a wide variety of flowers, ornamental plants and palm trees. • Olive grove, producing enough olive oil for yearly household consumption. • Fruit tree area with avocados, orange trees, lemon trees and more. A stunning natural setting that combines tranquillity, privacy and the convenience of being very close to Estepona and the beach. A Unique Property in El Padrón This finca is perfect as a permanent residence, holiday home, or even for those looking to create a sustainable lifestyle project surrounded by nature while remaining close to all amenities.

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