



## Detached Villa for sale in Estepona, Estepona

**1,495,000 €**

Reference: R4986919   Bedrooms: 4   Bathrooms: 4   Plot Size: 599m<sup>2</sup>   Build Size: 431m<sup>2</sup>   Terrace: 50m<sup>2</sup>







## Costa del Sol, Estepona

IMMACULATE FAMILY HOME WITH ANDALUCIAN CHARM IN EL CAMPANARIO. This beautiful villa is located in the prestigious El Campanario area, just a short walk from the El Campanario Resort golf clubhouse, offering a fantastic restaurant, spa, and indoor swimming pool. This villa is part of a small collection of homes that rarely come on the market. With 4 spacious en-suite bedrooms, this home offers plenty of room for a growing family. The location is unbeatable, with easy walking access to a variety of amenities, including shops, bars, cafes, restaurants, supermarkets, doctors, hairdressers, and more. Plus, the beach is just a short walk away! For golf enthusiasts, you're just 5 minutes from multiple top golf courses. Families will also appreciate the proximity to several excellent international and local schools. Only a 10-minute drive to Puerto Banus, Marbella, and Estepona, with a new road that connects directly to Benahavis, this home offers the perfect balance of convenience and luxury. While the house could benefit from some modernisation, the location is second to none. Surrounded by lush gardens, the villa features a private 33m<sup>2</sup> swimming pool and plenty of al fresco areas, both sunny and shaded. The home is full of character, with beautiful wooden beams, shutters, and bay windows in several rooms. The grand entrance leads to a large living and dining room with vaulted ceilings. The kitchen also boasts a charming bay window and a cozy seating area. The villa's layout includes two en-suite bedrooms on the ground floor, along with ample wardrobe space. Upstairs, you'll find two more en-suite bedrooms, each with its own terrace. The master bedroom has a safe, and all bathrooms are equipped with underfloor heating. The enormous basement, covering the entire footprint of the house, is a blank canvas. It offers plenty of natural light and could easily be converted into a gym, bodega, cinema room, office, or additional bedrooms. The property also features a laundry area and a large storage room. There's a covered carport with a locked gate and guest parking just outside the house. This is a fantastic opportunity to own a large family home in a prime location with easy access to everything. You may even find that you don't need a car on some days! Contact us today to schedule a viewing!



## Features:

### Features

Covered Terrace  
 Near Transport  
 Private Terrace  
 Satellite TV  
 Storage Room  
 Ensuite Bathroom  
 Marble Flooring  
 Double Glazing  
 Fitted Wardrobes  
 WiFi  
 Paddle Tennis  
 Tennis Court  
 Utility Room  
 Barbeque  
 Near Church  
 Basement  
 Fiber Optic

### Views

Mountain  
 Garden  
 Pool

### Pool

Private

### Garden

Private  
 Landscaped

### Utilities

Electricity  
 Drinkable Water  
 Telephone  
**CO2 Emission Rating**  
 D

### Orientation

West  
 South West

### Setting

Commercial Area  
 Close To Sea  
 Close To Shops  
 Close To Town  
 Close To Schools

### Furniture

Optional

### Security

Alarm System  
 Entry Phone  
 Safe

### Category

Golf  
 Resale

### Climate Control

Air Conditioning  
 Cold A/C  
 Hot A/C  
 U/F/H Bathrooms

### Condition

Fair  
 Renovation Required

### Kitchen

Fully Fitted

### Parking

Private  
 Covered

### Energy Rating

D