

## Villa zum Verkauf in Estepona, Costa del Sol

3 Schlafzimmer | 3 Badezimmer | 229 m<sup>2</sup> Wohnfläche | 427 m<sup>2</sup> Landfläche | Garten Ya |



### Beschreibung der Immobilie

\*\*\*This property is currently secured under a private purchase contract (PPC) with a 10% deposit already paid. The buyer reserves the right to assign their contractual position to a new purchaser, in accordance with the terms of the existing contract.

This charming villa is located just 150 metres from Playa Guadalmansa, ideally positioned between METT Hotel & Beach Resort Marbella Estepona and Ikos Andalusia. Set within the increasingly sought-after beachside area of Cancelada, this is a prime location with strong future growth potential.

As you enter the property, you are welcomed into a spacious open-plan living room with a beautiful feature fireplace. Immediately you have a lovely guest bathroom. To the right is a separate dining area that flows through to a fully fitted kitchen. From the kitchen, there is access to a rear terrace, ideal for outdoor dining or the creation of an outdoor kitchen space.

Moving back through the lounge, you reach a charming wooden-beamed and brick