

€850,000 House / Villa - For sale

## A magnificent three bedroom house for sale, El Velerin, New Golden Mile.

Spain » Costa del Sol » Estepona » 29680

**3** Bedrooms      **3** Bathrooms      **229m<sup>2</sup>** Floorplan      **2,625m<sup>2</sup>** Plot size



**Contact us today for more information or to arrange a viewing**

+34 952 636 664 • [estepona@lucasfox.es](mailto:estepona@lucasfox.es) • [lucasfox.com](http://lucasfox.com) • C/ del Naranja 49, BL.2 - Local 7, Estepona, Málaga, Spain

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### OVERVIEW

**Nestled on a 2625 m2 plot, this single story residence has recently undergone a complete renovation exuding charm and character at every turn.**

This recently renovated home perfectly blends modern comfort with the allure of its traditional surroundings and natural beauty.

As you step inside, the property invites you into an inviting open-plan living room, dining area, and kitchen with an island— a space designed for warmth and togetherness. The Italian-designed kitchen is a chef's dream, fully equipped with top-tier appliances to meet all your culinary needs.

The thoughtfully designed layout ensures ample space for relaxation and practicality for daily living.

The living room features a cast-iron wood stove, and all the bathrooms are equipped with underfloor heating ensuring optimal warmth and comfort during the winter months. In each bedroom there is a Bosch a/c unit.

Outdoor living is a true delight, with a magnificent 48m<sup>2</sup> pool, a recreation area, and a barbecue space.

The well-maintained 2,625m<sup>2</sup> plot is graced with mature trees, including fig and avocado trees, as well as olive trees, apple trees, pear trees, mandarins, lemon trees, and an organic garden. The entire garden is efficiently irrigated with a newly installed drip irrigation system, ensuring bountiful production.

In addition to the living area, the property includes a separate machine room, and a spacious garage providing ample room for two cars and an outdoor parking area for two more vehicles. The machine room boasts a 750-liter pressurization pump with a sediment filter and a 300-liter electric water heater.

Location-wise, this villa offers the best of both worlds. It enjoys swift and easy access to the Mediterranean motorway (A-7), placing Estepona just a 10-minute drive away, Puerto Banús 19 minutes away, Malaga Airport a mere 55-minute drive, and Gibraltar Airport accessible within 50 minutes. Most importantly, the beach is just a leisurely 6-minute walk away.



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Sea views, Terrace, Swimming Pool, Garden, Private garage, Natural light, Views, Utility room, Pet-friendly, Panoramic view, Outdoor kitchen, Open kitchen, Near international schools, Fireplace, Exterior, Equipped Kitchen, Double glazing, Chill out area, Alarm, Air conditioning

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