

## 4 bedroom Villa for sale in Estepona, Málaga

1,330,000€






This unique property in Cancelada, Estepona, spans an impressive 33,000 m<sup>2</sup> and offers potential for both development and agricultural use. The plot features a 130 m<sup>2</sup> villa with three bedrooms on the ground floor, a spacious living area, kitchen, bathroom, and a charming porch. The first floor includes an additional bedroom and a large solarium with panoramic views. The property also has a 40 m<sup>2</sup> warehouse, a private water tank, and an irrigation pool, ensuring a reliable water supply for the entire estate.

Once one of the region's most productive avocado farms, this land is ideal for someone looking to revive its agricultural potential or for those who dream of creating a private equestrian estate. The vast plot offers plenty of space for stables, horses, or other animals, making it perfect for country living. Additionally, with access to both drinking and irrigation water, it is perfectly suited for farming or other rural activities.

The villa also has a building license to expand, offering flexibility for further development, whether you wish to create a larger family home or enhance the property's value. Located just five minutes from the beach and close to all necessary amenities, this property is both a tranquil retreat and conveniently positioned for modern living.

This is a rare opportunity to own a substantial piece of land with incredible versatility—ideal for investors, developers, or those seeking a rural lifestyle in a prime location.

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|---|--|--|
|  4 bedrooms                     |  1 bathroom |  130m <sup>2</sup> Build size |
|  33,000m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Swimming Pool  | <input checked="" type="checkbox"/> South-west orientation   |
| <input checked="" type="checkbox"/> 40 m <sup>2</sup> terrace   | <input checked="" type="checkbox"/> Private garden   | <input checked="" type="checkbox"/> Private pool   |
| <input checked="" type="checkbox"/> Amenities near  | <input checked="" type="checkbox"/> Transport near   | <input checked="" type="checkbox"/> Solarium   |
| <input checked="" type="checkbox"/> Private terrace   | <input checked="" type="checkbox"/> Living room  | <input checked="" type="checkbox"/> Sea view   |
| <input checked="" type="checkbox"/> Country view  | <input checked="" type="checkbox"/> Mountain view  | <input checked="" type="checkbox"/> Garden view  |
| <input checked="" type="checkbox"/> Pool view   | <input checked="" type="checkbox"/> Panoramic view   | <input checked="" type="checkbox"/> Street view  |
| <input checked="" type="checkbox"/> 40 m <sup>2</sup> warehouse   | <input checked="" type="checkbox"/> Private water tank   | <input checked="" type="checkbox"/> Irrigation pool  |

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