



## FINCA - CORTIJO WITH 2 BEDROOMS

📍 Estepona

**REF# R4435483 – 380.000€**

IBI

328 €/YEAR

Garbage

81 €/YEAR



2

Beds



1

Baths



117 m<sup>2</sup>

Built



5312 m<sup>2</sup>

Plot

### RUSTIC PROPERTY WITH HOUSE NEXT TO THE BEACH, ESTEPONA

We present this magnificent opportunity to acquire a property of more than 5000m2 with a single-story house to reform. The farm is located just 10' from Estepona and next to El Padrón Beach-Laguna Village. It has a rectangular building facing south divided into two areas, both protected by a large covered and paved

porch. In the eastern part of the building we find the main house composed of two bedrooms, kitchen, bathroom and living room with fireplace, all exterior, and in the western part, it has another room equipped with a sink that is currently used as a storage room.

The plot has 5,312 m<sup>2</sup> of completely flat and fertile land, its own water well (registered), areas for vegetable gardens and fruit trees, and a large garden area with a sports area. It has public services of drinking water and electricity. A unique opportunity to invest and convert it into a housing project tailored to your needs with the advantages of being in the countryside, surrounded by nature and very close to the city, just a stone's throw from the sea, the beach, shops and restaurants.

In compliance with Decree of the Government of Andalusia 2182005 of October 11, the client is informed that notary, registration, and ITP expenses are not included in the price. On the contrary, real estate intermediation expenses are included. The consumer has the right to be given a copy of the corresponding Abbreviated Information Document for the home.

