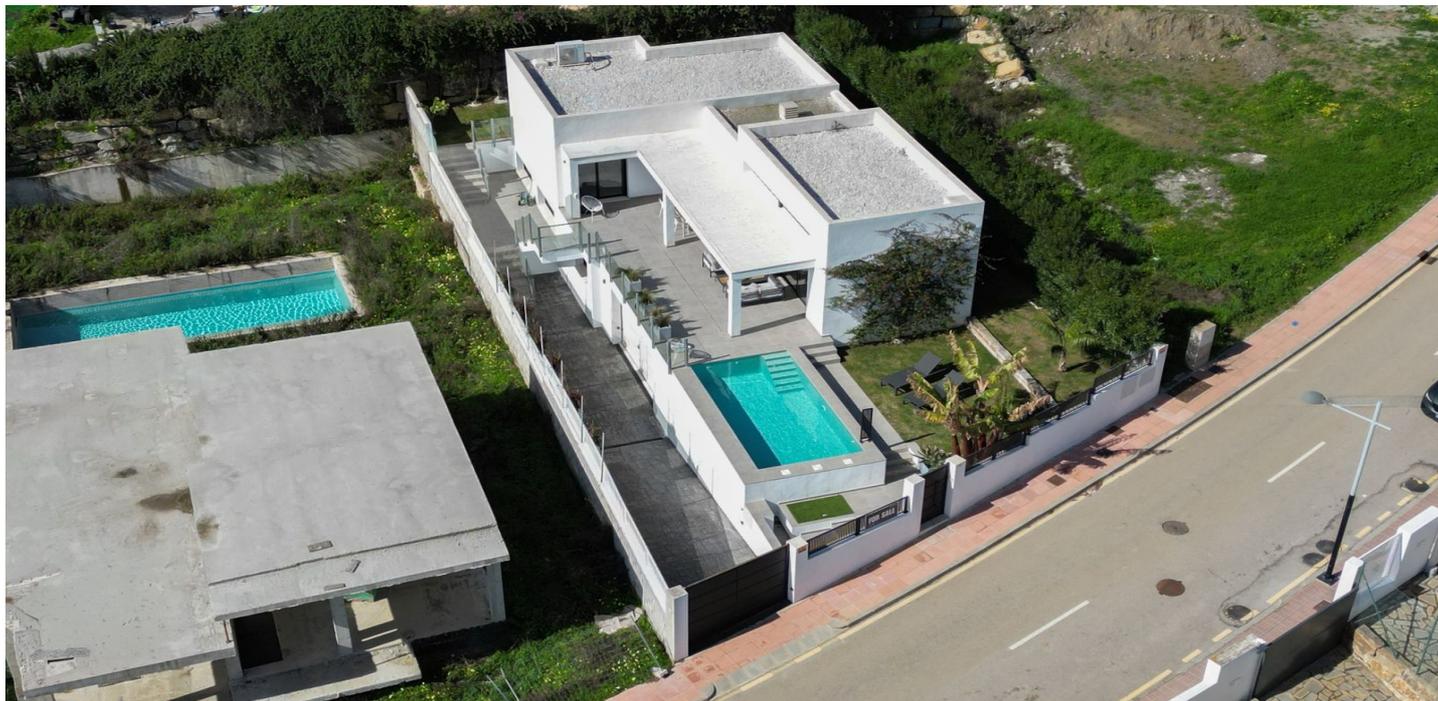




## Villa - Chalet en venta en Valle Romano, Estepona

949.000 €

Referencia: R5315155    Dormitorios: 3    Baños: 2    Terreno: 478m<sup>2</sup>    Construido: 310m<sup>2</sup>    Terraza: 30m<sup>2</sup>





## Costa del Sol, Valle Romano

Set in the peaceful, family-friendly area of Valle Romano, just five minutes from Estepona town centre and the beach, this modern villa offers the perfect balance of comfort, privacy, and outdoor living. It also enjoys close proximity to several golf courses, making it ideal for both full-time living and holiday use.

Built on a 487 m<sup>2</sup> plot, the house has a total built surface of 310 m<sup>2</sup>, including an 86 m<sup>2</sup> raw basement with huge potential, a 65 m<sup>2</sup> garage for two cars, and the remaining space designed as bright, comfortable living areas on the upper level. The main floor features open-plan interiors with direct access to the terrace and garden, making the most of the Mediterranean light and climate.

Outside, a private pool and landscaped garden create a relaxing atmosphere. The mature garden is designed for very easy maintenance and includes an automated irrigation system, allowing you to enjoy the outdoor space with minimal effort. Several terraces provide ideal areas for dining, entertaining, or simply relaxing in the sun.

With its convenient location near golf, the beach, and Estepona town centre, this villa is an excellent choice for those seeking a modern, low-maintenance home in a quiet, well-connected residential area.



## Características:

### Características

Terraza Cubierta  
Terraza Privada  
Trastero - Almacén  
Baño En-Suite  
Doble acristalamiento  
Armarios Empotrados  
WiFi  
Sótano  
Fibra óptica

### Vistas

Vistas al Mar  
Vistas a Jardín  
Vistas a Piscina

### Piscina

Piscina Privada

### Jardín

Jardín Privado

### Servicios Públicos

Electricidad  
Agua Potable

### Orientación

Orientación Sureste

### Posición

Cerca de Golf  
Cerca del Mar  
Cerca de Ciudad

### Muebles

Completamente Amueblada

### Seguridad

Alarma

### Calificación energética

E

### Climatización

Aire Acondicionado

### Estado

Excelente estado de conservación

### Cocina

Cocina Parcialmente Equipada  
Kitchen-Lounge

### Aparcamiento

Párking Privado  
More Than One

### CO2 Emission Rating

D