

# ALL IN

## real estates



### House in Cancelada

Bedrooms **7** Bathrooms **7** Built **574m2** Plot **6592m2**

**R4825336** **House** **Cancelada** **2.750.000€**

Nestled in the serene and picturesque locale of Cancelada, Estepona East, this exceptional traditional villa offers a unique blend of privacy and convenience. Situated next to the renowned Villa Padierna and Los Flamings Golf in Benahavís, the property enjoys a south to east orientation, ensuring sunlight throughout the day. Just a few minutes away from all essential amenities and golf courses and the beach, this villa is a perfect retreat for those seeking tranquillity without sacrificing accessibility. The main house welcomes you with a spacious entrance hallway featuring a charming fireplace, setting a warm and inviting tone. The ground floor is designed for seamless living and includes a living area and a dining area, complemented by an open-plan fully fitted kitchen equipped with top-of-the-line Miele and Neff appliances. A dedicated TV room with its own fireplace offers a cosy space for relaxation. From here, direct access leads to several terraces, the lush garden, and the private heated swimming pool area. This floor also accommodates two guest bedrooms, each with en suite facilities, a guest toilet, and a practical laundry area. Ascending to the first floor, the master bedroom impresses with its en suite bathroom and dressing area, alongside two additional guest bedrooms, both en suite. Adjacent to the main house, the guest house by the pool provides additional accommodation with a living area and two guest bedrooms, each with en suite bathrooms. This guest house also boasts its own covered terrace, offering a private space for visitors. The villa's fitness area and sauna enhance the lifestyle

offerings, ensuring residents can maintain their well-being in comfort. The expansive plot of over 6,000 square metres is adorned with mature gardens, creating a lush and tranquil environment. The property features a private heated swimming pool and jacuzzi, several chill-out areas, a barbeque, and a tennis court, catering to a variety of leisure activities. Modern conveniences include air conditioning with heating, solar panels for hot water, new boilers, and a well that extends 100 metres deep. The villa's security is assured with a security entrance and an armoured door, while additional features such as porcelain floors, fitted wardrobes, and a carport garage complete this remarkable property.

Barbeque

Fitted Wardrobes

Jacuzzi

Storage Room

Barbeque

Guest Apartment

Private Terrace

Tennis Court

Covered Terrace

Gym

Sauna