ALL IN
real estates








House in Estepona

Bedrooms	**5**	Bathrooms	**3**	Built	**350m2**	Plot	**450820m2**

R3162982	**House**	**Estepona**	**4.500.000€**

REDUCED FROM €4,995,000 TO €4,500.000 Plot Size 452,000sq The road to the main house from the Ctra de Cadiz THE hOTEL kEMPINSKY is approx 6km, 7 min away, and the road is asphalted up to the front door of the house. The land has the same planning restrictions as the coast's most exclusive area,"La Zagaletta", had .until it was re zoned from "Completo Serrano non Urbinisable" to a development where there are now hundreds of palatial homes. At the present time the accepted zonings are for Hotels, Farming, Rural Tourism, Sports Facilities, Schools, Universities, Hotels, Hospitals, Clinics, Mining, Cattle and Camping, Nature and Recreational and Refuge etc. There are no other houses as far as the eye can see and because of the topography there are locations on the estate where views of Gibraltar have not changed for hundreds of years, so one has the illusion that there is only the forest, sea, Gibraltar and Africa with little between, Has its own helipad . The farm house has been refurbished and redecorated in keeping with the character of the property and comprises 4 bedrooms, 2 bathrooms, a large kitchen/breakfast room, a double drawing room, dressing room, swimming pool, sun terraces, 4 garages and a vegetable garden. There is a further guest cottage with double bedroom, kitchen, lounge and shower room. There are also 4 out-houses and a number of abandoned houses and ruins.(ideal for horses), a hamlet with a kiln There is one small and two large water deposits. The entire estate has access to 40,000 cubic metres of free river water, there is also a well on the land. River The Rio Velerin

flows year-round through the property and never runs dry there arealso numerous waterfalls and rock swimming pools. Access There are some 5kms of existing internal roads on the finca. Amenities Digital TV, Mains Electricity, Own well, air con and own forest with wild boar, partridge and deer, mountain bike riding etc. in the centre of the plot is 100, 000 mtrs of flat land where at one time wheat was grown on it and a Mango plantation, a potential buyer at one time was going to use it as a runway for his light aircraft, There are numerous ruins on the estate suitable for rebuilding along with an orchard and an abundance of fruit trees. It should be noted that the majority of the land has the benefit of both water and electricity.There is also the possibility ?to ?buy ?2 ?further ?plots, one of ?95,000m2 ?(The eagles nest, Protection 2) ?for an ?extra €995,000 ?and ?the other plot (The ?amphitheatre ?Protection ?2) ?72,000m2 ?for ?€700,000, ? .

Covered Terrace	Covered Terrace	Ensuite Bathroom
Fitted Wardrobes	Guest House	Private Terrace
Satellite TV	Utility Room	WiFi