

Villa in Valle Romano

Reference: R2278136



Bedrooms: 3

Bathrooms: 2

M²: 170

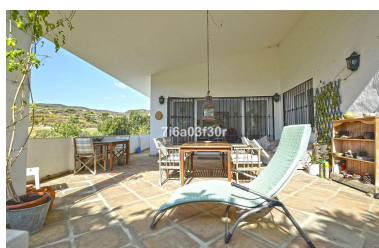
Price: 350,000 €

Status: Sale

Property Type: Villa

Parking places: by request

Printing day : 14th
September 2025



Overview: Modern contemporary South West facing 3 bed-roomed Villa overlooking the Valle Romano golf course.

THE PROPERTY: PLEASE NOTE: This owner has just reduced the price by 45,000 Euros for a quick sale, the price is now 350,000 NO OFFERS THE PROPERTY IS A PROJECT!!! AGENTS: Please make sure your clients have read the full description below before requesting a viewing. This property offers a great opportunity for an Investor/Builder who is prepared to make some changes to upgrade it from its present configuration into something really special. The villa was designed and the building project managed to a very high standard by the current owner. Currently it offers a good sized modern 3 bedroom property but it does have a large basement (approximately 140m²) which needs to be finished (currently just breeze block/brick interior finish with concrete pillars and floors). In addition the driveway down to the villa is quite steep as the access road is higher than the villa base (a drop of 4 metres over 20 metres). If the ground was levelled with a retaining wall next to the access road it would provide a front garden area of approximately 225m² (15m x 15m) which would be ample space for a good sized pool and terrace. There would still be enough room next to this for off road parking. (approximately 75 m²). We anticipate that if these changes were made a new sales price of the villa would give the buyer a substantial profit due to the location overlooking the golf course. The property as it stands offers spacious accommodation in addition to a large terrace and garden/parking area. The living area is all on one level but there is a lower basement area of similar size (approx 150 m²) which could also be used for additional bedrooms/self contained apartment. With plenty of natural light, the villa consists of large entrance hall with plenty of cupboard space leading into the lounge/dining area. Large patio doors open out onto the covered terrace with steps then down to the garden and lower basement area. From the living room there is also access to the 3rd bedroom via double sliding doors (currently used as a second living room). To the rear of the main lounge/diner is the fully fitted kitchen and utility room. From the main entrance hall there are doors leading to the guest bathroom and 2 other bedrooms, one Master with en-suite bathroom and walk-in wardrobe, the other larger bedroom was previously used as a pottery workshop, but is large enough to reform into another Master bedroom with en suite facilities as it already has water pipework installed. LOCATION: The A-7 motorway (toll), which links Malaga with Algeciras, passes through Estepona and also beside Valle Romano: Take the AP-7 motorway (toll) to Exit 153 towards the A-7 / N-340. At the roundabout, take the fourth exit towards the A-7/trunk road along the Mediterranean in the direction of Cadiz/Algeciras. At the next roundabout, go straight ahead and the entrance to Valle Roman comes into view a few metres further along the road. DISTANCES: Aproximate distances are: Estepona Port 4 km Marbella 40 km Malaga Airport 90 km (1hour) Gibraltar Airport 45 km (40 minutes) SUMMARY: Detached Villa, Valle Romano, Costa del Sol. 3 Bedrooms, 2 Bathrooms, Built 170 m², Terrace 68 m², Garden/Plot 850 m². Setting : Frontline Golf, Country, Close To Golf, Close To Sea, Close To Town. Orientation : South West. Condition : Excellent. Climate Control : Air Conditioning. Views : Mountain, Golf, Country. Features : Covered Terrace, Fitted Wardrobes, Private Terrace, Satellite TV, ADSL / WIFI, Storage Room, Utility Room, Ensuite Bathroom, Wood Flooring, Double Glazing. Furniture : Not Furnished. Kitchen : Fully Fitted. Garden : Private. Parking : Open, Private. Utilities : Electricity, Drinkable Water, Telephone, Gas. Category : Bargain, Golf, Luxury, Reduced, Resale.

Features:

None, Air conditioning, Mountain views, None, Private garden, Parking, Luxury, Resale