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ESTEPONA

2 700 000 €

■■■■■ ■ Estepona

■■■■■■■■ R5541358

8	8	564 m²	5 800 m²
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Charming Andalusian finca, a rare and spacious property located just 4 minutes from Estepona. Privately set in the hills, it lies only 2.2 km from Estepona Old Town and La Rada Beach. This impressive historic water mill, with origins tracing back to Roman times, carries centuries of character and charm. It was carefully renovated in 2020 and has since been successfully run as a boutique hotel with a fully registered "hotel rural" license. Built in traditional Andalusian style, the property combines authentic architecture with modern comfort. It offers eight individually designed bedrooms, each with its own en-suite bathroom, air conditioning/heating, and either a terrace or balcony. Every room has a unique style and overlooks the beautifully maintained garden and pool area, which is kept in excellent condition year-round using water from two private wells. In addition to the guest accommodation, there is a cosy independent apartment featuring a bedroom, living room with fireplace, bathroom, and a fully equipped kitchen connected to a larger kitchen area. The apartment also enjoys a private garden patio with direct access to a small river running behind the property. This space is currently used as the owner's private residence but was originally part of the main ground floor and can easily be reintegrated if desired, or maintained as staff accommodation. The estate sits on a 6,000 m² plot with mature gardens, open green areas, stables, and paddocks, making it especially suitable for horse enthusiasts, though these facilities can be removed or repurposed if needed. The ground floor also includes two spacious lounges, both with modern wood-burning stoves, as well as a bar area. Quick facts: 8 unique guest rooms (4 doubles, 2 junior suites, 2 suites). Swimming pool and extensive landscaped gardens. Mains electricity. Water supply from two private wells. Stables ■and ■paddocks ■(convertible ■or removable). ■Excellent ■access ■to ■Estepona ■town and ■beaches. ■Sold partially ■furnished. ■"Hotel Rural" ■license ■and ■business ■may be included ■in ■the ■sale, ■subject ■to ■negotiation.

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