



# Finca - Rural Estate for sale in Estepona, Estepona

793,000 €

Reference: R4966504 Bedrooms: 1 Bathrooms: 1 Plot Size: 12,200m<sup>2</sup> Build Size: 79m<sup>2</sup>





---

## Costa del Sol, Estepona

### Charming Rustic Estate with a Legalized House and Profitable Avocado Production

For sale: a spectacular 12,250 m<sup>2</sup> rustic estate featuring a 50 m<sup>2</sup> legalized house, set in a privileged natural environment. The home includes one bedroom, one bathroom, a spacious living room with a fireplace, and an open kitchen, creating a cozy and functional space.

The estate stands out for its high agricultural productivity, generating an estimated annual income of €20,000 to €25,000 thanks to its fully productive avocado plantation. Additionally, it boasts a rich variety of fruit trees, including 32 orange trees, lemon trees, 4 pomegranates, walnut trees, fig trees, and loquats, further enhancing its value.

Key advantages of the property include two independent access roads, its own well water, and acequia water with allocated irrigation time, ensuring a reliable water supply. It is also connected to electricity, providing all necessary amenities.

A unique opportunity for those seeking a profitable agricultural investment or wishing to enjoy a rural lifestyle in a productive and sustainable setting.



## Features:

### Features

Private Terrace

### Condition

Restoration Required

### Parking

More Than One

### Orientation

South

### Furniture

Fully Furnished

### Utilities

Drinkable Water

### Climate Control

Fireplace

### Kitchen

Fully Fitted