



Location: Gaucín, MÁLAGA

DELIGHTFUL COUNTRY VILLA & GUEST COTTAGE - GORGEOUS POOL & AMAZING VIEWS

This charming Andalusian country villa is in a stunning hillside location with magical views of the Medieval Castle, mountains, and across the picturesque landscape to the Mediterranean and Morocco. This impressive property boasts a lot of outside leisure space with a magnificent mosaic swimming pool, terraces, a poolside bar and a guest cottage.

The property is in a lovely tranquil setting within walking distance of the pretty 'White Village' of Gaucín with a variety of shops, several high-quality restaurants and tapas bars. The villa is accessed 5 mins drive (20 mins walk) along a 'camino' from the edge of the village which leads upto a parking area at the front of the property. From here there are steps up to the main entrance.

All main rooms are large bright & airy with high ceilings, lots of nooks & crannies and a homely, welcoming ambience. There are good quality finishes & fittings throughout. The property has the benefit of gas central heating and double-glazed windows with exterior roller shutters, keeping the house cool in summer whilst providing extra security.

MAIN HOUSE (397m2):

Ground floor:

The antique wood entrance doors open into a reception hall with a small office, guest WC, and storage cupboard. This area leads into the spacious, modern and well equipped kitchen/breakfast room with amazing views. The kitchen has a central island, good quality fittings and 'Silestone' work surfaces.

Adjacent to the kitchen, an unusual feature of the villa is the eye-catching conservatory, which was originally a covered terrace. This spacious area is now enclosed with 'glass curtains' taking full advantage of wonderful panoramic views and enabling it to be used year round.

The main living room has two arched entrance doors from the hall/kitchen, and two glazed French doors into the conservatory. It is characterful, spacious and comfortable with a cosy feel, thanks to the feature fireplace with a wood burning stove. There is an attractive Moorish style seating area at one end.

Upper floor:

A staircase to the upper floor opens into a second sitting room area with a wood-burner, and a French door with Juliet balcony overlooking the pool & terrace below. This area is currently used as a 'TV snug', but could be a children's playroom etc.

There are three sizeable double bedrooms, each with fitted wardrobes and French doors accessing a connecting terrace with marvellous views across the scenic countryside to the Mediterranean.

The substantial Master bedroom has a spacious en-suite bathroom (bath & walk-in shower) with twin hand basins. There are two en-suite guest bedrooms (doubles), one with a bath/shower over, and one with an en-suite shower room.

DETAILS:

Bedrooms	: 4
Bathrooms	: 4
Built m2	: 474
Plot m2	: 10117

FEATURES:

- Woodburning Stove
- Terrace/s
- Swimming Pool
- Scenic Views
- Private Parking
- Internet
- Garden
- Central Heating

Guest Cottage (45m2):

Just below the main house there is a pretty self-contained guest 'casita' with a covered veranda. The cottage comprises an open plan sitting room with a kitchen area, a double bedroom and a bathroom with walk-in shower.

Exterior:

To the west side of the villa there is a gorgeous mosaic swimming pool (8m x 4m) surrounded by sunbathing terraces with stunning views. A poolside bar/summer kitchen makes this a great spot for entertaining.

Another attractive feature of the leisure area is the Moorish style shade room with built-in seating and an awning – perfect for al-fresco dining!

There are several planted areas around the villa with a variety of exotic plants & shrubs, and lots of pretty pot plants. The land (approx. 2½ acres) contains various indigenous trees & shrubs, including olive, almond, carob etc., and is low maintenance. There is a fairly flat area available which could be used as an organic vegetable garden.

Below the main terrace there is a pool machine room and a small laundry/storage room.

More details:

- Mains water
- Mains electricity
- Septic tank (ecological)
- Exterior security shutters
- Poolside bar/summer kitchen
- Poolside shade room (32m2)
- Guest cottage (45m2)
- Popular with renters
- Close to village

This delightful country villa is ideal as a year-round family home, or a fabulous holiday home in the sun producing a rental income!

Property particulars are believed to be correct, but their accuracy is not guaranteed and do not form part of any contract. A property description may be changed or a property withdrawn from the market without notice. Price does not include purchase costs.



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