



## Location: Gaucín, MÁLAGA

### DELIGHTFUL VILLAGE HOUSE WITH SUPERB VIEWS - A PERFECT HOLIDAY HOME AT AN EXCELLENT PRICE

This beautifully presented village house is absolutely charming and is deceptively spacious too. The living accommodation is comfortable, bright & airy with a lovely welcoming ambience that has proved very popular with renters. The fabulous terrace has spectacular views across the village rooftops to the Castle, distant mountains, and across the river valley to the Mediterranean, Gibraltar and Rif mountains of North Africa.

Completely refurbished and updated to a high standard by its current owner in 2012, the house still has lots of character and charm. It is an ideal 'lock up & leave' holiday home and has been popular with both long & short term renters.

The house is in a great location at the heart of the village with a variety of shops, tapas bars and high quality restaurants a short stroll away. Access is from a pretty paved terrace area just above the street, shared with the neighbouring properties and lined with colourful pot plants & shrubs.

#### Ground floor:

The antique wood entrance door opens into a sizeable twin bedroom with built-in wardrobes and a small antique wood burning stove. The bathroom (bath & shower) is spacious and modern with built-in shelving. There is a lockable storage cupboard adjacent to the staircase leading to the upper floors.

#### Middle floor:

The generous Master bedroom, with Moorish arched doorway, has a modern en-suite shower room (walk-in shower) and built-in wardrobes. There is a double-glazed French door with a Juliet balcony overlooking the village street below. From here there are magnificent views of 'El Hacho' mountain to the west (backdrop to some fabulous sunsets!), and south across the river valley to the Mediterranean, Gibraltar and North Africa.

There is a good sized utility room, storage area and an entrance hall with direct access to the rear street. There is plenty of space here for storing buggies, bikes, walking gear, golf clubs etc.

#### Upper floor:

This level comprises the light and airy open plan living accommodation. There is a cosy sitting area with a wood-burning stove, a dining area and lots of 'Andalusian' style built-in shelving, nooks & crannies for storage.

The spacious fully fitted kitchen has sliding doors that open directly to the south-facing terrace (16m<sup>2</sup>). This is a superb spot for al-fresco dining or sunbathing, with marvellous views down to the Mediterranean coastline, Gibraltar and the Rif Mountains of Morocco.

#### More details:

- Mains water
- Mains electricity
- Wall-mounted electric heating panels

#### DETAILS:

Bedrooms	: 2
Bathrooms	: 2
Built m2	: 111
Plot m2	: 37

#### FEATURES:

- Woodburning Stove
- Terrace/s
- Scenic Views
- Internet
- Double Glazing

- Antique wood entrance doors
- Access from front & rear streets
- Registered for rentals
- Very good rental history
- On-street parking nearby

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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