



## Location: Gaucín, MÁLAGA

### LOVELY OLD HOUSE BRIMMING WITH ANDALUSIAN CHARACTER & CHARM - TWO TERRACES WITH PANORAMIC VIEWS TO MEDITERRANEAN, GIBRALTAR AND MOROCCO

This charming old town house is situated in the heart of the village in a quiet residential street just a few minutes walk from the Moorish 'Castle of Eagles'. A short stroll away, there is a variety of shops, several tapas bars and a choice of five high quality restaurants.

The property oozes Andalusian charm with an abundance of character and authentic features. These include several internal antique doors and old oak flooring (reclaimed from an old ship!) in the main living room. There is a rather unusual central heating system too, which comprises marble radiators (electric) throughout the house. The open-plan living room is rustic, absolutely charming and offers comfortable accommodation with a homely ambience.

This deceptively spacious house has been partially renovated, but presents an opportunity for further modernisation and cosmetic improvement. There are two main floors and a lower ground floor intended for use as a bedroom, but with an opportunity to create an art studio, office, gym etc. From both main levels there are spectacular panoramic views of the village, and south to the Mediterranean, Gibraltar and North Africa.

#### Ground floor:

The antique entrance doors open into a spacious hallway with staircase to the upper and lower levels. There are two bedrooms on this floor.

The spacious Master bedroom has an oak beamed ceiling, and a French door with a south-facing Juliet balcony. The en-suite bathroom (shower over bath) is well presented with pretty decorative tiling. The dressing area has built-in wardrobes & storage space. From here, a French door opens onto a small south-facing terrace with wonderful views to the Mediterranean and Gibraltar. A few steps lead down to a small patio garden with a water feature and a small storage room. It should be possible to install a small plunge pool in the patio (subject to building licence).

The double guest bedroom has a beamed ceiling, built-in wardrobe, and south-facing views to the Mediterranean coastline. There is an attractive separate shower room (the washing machine is also located here).

#### Upper floor:

This comprises the charming open-plan living area with attractive oak flooring and pitched beamed ceiling. This is a lovely light, airy and comfortable room with great views. At the heart of the sitting area, is an unusual and eye-catching circular open fireplace with a chimney. There is a dining area, and a traditional 'Andalusian' style kitchen, with antique 'hydraulic' floor tiles and lots of built in shelving. There is also a separate guest WC on this floor.

On one side, a French door with Juliet balcony overlooks the street. Across the room, sliding patio doors open onto a delightful part-shaded terrace with built-in seating, a lovely spot for al fresco dining! From the living room and terrace, there are stunning views of the village and south to the Mediterranean coastline and

#### DETAILS:

Bedrooms : 3

Bathrooms : 3

Built m2 : 162

Plot m2 : 81

#### FEATURES:

Terrace/s

Scenic Views

Patio

Internet

Fireplace

**Lower ground floor:**

The south-facing open plan lower ground floor is potentially a third bedroom, or could be used as an artists studio, office, gym etc. There is space for a double bed, sitting area and a kitchenette. There is an existing small shower room, but no central heating on this floor.

**More details:**

- 2 Terraces
- Central heating (electric radiators)
- Part double glazed
- Antique wood doors
- Beamed ceilings
- On-street parking nearby
- Potential for plunge pool in the patio
- Opportunity for remodelling lower floor
- Good rental potential

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.



**Gaucin Properties Telephone: +34 697-330-772**

**Email: [dianne@gaucinproperties.com](mailto:dianne@gaucinproperties.com) Web: [gaucinproperties.com](http://gaucinproperties.com)**