



Location: Gaucín, MÁLAGA

GREAT VALUE

LARGE MODERN TOWN-HOUSE ~ WONDERFUL VIEWS, TERRACES, GUEST ANNEX, CENTRAL PATIO, SHARED SWIMMING POOL & GARAGE (car included!)

This beautifully presented town house with a Scandinavian ambience, has a delightful rural outlook to the south with wonderful views to the Mediterranean & Morocco, as well as lovely views of the village and Castle of Eagles.

This stylish, well designed town house was constructed to a very high standard in 2007 and is tucked away at the southern edge of the village in a quiet area. The property is only a few minutes walk from village amenities such as shops, a selection of tapas bars, and several high quality restaurants. There are delightful walks into the countryside immediately on the doorstep.. ideal for dog walkers!

The house forms part of a small private development of exclusive properties sharing a beautiful swimming pool. The property is well appointed with large light & airy rooms, high ceilings and good quality finishes throughout. In excellent condition, the property comes with under-floor heating in bathrooms, warm & cool air-con in main rooms, and double-glazing throughout. The Norwegian owners have introduced several natural wood features, adding character and creating a lovely homely ambience.

As well as two spacious en-suite bedrooms in the main part of the house, there is a small self-contained guest annex on the other side of the patio which can also be accessed separately. An ideal spot for guests, or an attractive proposition for rentals.

Ground floor:

The private entrance has an attractive wrought iron gate that leads into a lobby area . This has glazed doors that open into a spacious hallway with access to the substantial garage area with a separate utility room, a large workshop and lots of storage space. There is also a separate guest W.C.

First floor:

The spacious, light and airy Master bedroom has built-in wardrobes and sliding glazed doors to a small terrace overlooking the countryside and with distant views of the Mediterranean coastline. The generous en-suite bathroom has a walk-in shower, twin wash basins and a 'Jacuzzi' corner bath.

The double guest bedroom is also light and airy with a dressing/wardrobe area, glazed sliding doors to a small terrace with south-facing views to the coast, and an en-suite shower room.

Upper floor:

The substantial L-shaped open plan living area takes full advantage of the spectacular views. There are sliding

DETAILS:

Bedrooms : 3

Bathrooms : 3

Built m2 : 280

FEATURES:

Terrace/s

Swimming pool (shared)

Scenic Views

Patio

Internet

Garage

Fireplace

Double Glazing

Air conditioning

glazed doors on two sides that open on a good sized covered terrace with views to the Mediterranean and the village castle – a lovely spot for al-fresco dining.

This floor comprises a comfortable sitting area with an open fire, a dining area and a high quality fitted kitchen. An useful feature in this room is a Mezzanine level, constructed using chestnut beams and having an open wooden staircase. The Mezzanine level is currently used as a TV/snug, but could be a study or provide extra sleeping accommodation with a sofa bed for guests.

A glazed door opens into the pretty central patio surrounded by planters filled with flowering shrubs, and with lots of room for pot plants. The patio is part shaded, very private and has a mini-kitchen area - perfect for BBQ's!

Across the patio there is a small self-contained guest studio comprising a double bed, wardrobe, kitchenette, sitting area and shower room. This lovely light & airy space has two large sliding doors opening into the patio.

Access to the shared swimming pool (10m x 5m) and terraced area is via a staircase leading up from the patio. Sun-loungers, sun shades etc. are provided, and there is a separate WC/shower room, hand-wash basin, refrigerator etc.

Note: This is a 'ready to go' lock up & leave property - all furniture, white goods etc., and a large car are included in the price!

More details:

- Electric under-floor heating (upper floor & bathrooms)
- Air-conditioning (warm/cool)
- Mezzanine level (TV snug or office)
- Large garage, utility & storage rooms
- Ideal 'lock up & leave' property
- Excellent rental potential
- Community charges apply

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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