



## Location: Gaucín, MÁLAGA

### DELIGHTFUL CHALET-STYLE COTTAGE, IDYLIC LOCATION, STUNNING VIEWS, EQUESTRIAN POSSIBILITIES

This charming country cottage offers the perfect 'far from the madding crowd' hideaway in an idyllic rural location surrounded by nature. The property is situated on a private estate 20 mins drive from Gaucín, 15 mins from Jimena de La Frontera, 30 mins from the famous golf courses & polo club at Sotogrande, and 50 mins from Gibraltar airport.

There are several large villas on the estate which is accessed by a private, gated track from the main Ronda-Algeciras road. The cottage is tucked away in a tranquil, elevated position with wonderful panoramic south-facing views across the countryside to the Mediterranean coastline and Gibraltar.

The finca comprises 7 acres of flat fertile land with pretty pathways through the woodland and many open areas that are ideal for picnics, or suitable for grazing livestock. The cottage is surrounded by lots of indigenous plants and trees, including olive, carob and almond.

Adjacent to the finca there is a large pond, which is the main water source for the estate and also a haven for wildlife such as deer, fox, otter, mongoose, kingfisher & heron. Water is available year-round and a pumping system supplies the natural water (non potable) to each of the properties on the estate.

#### The Cottage:

The single-storey cottage has a simple open-plan layout and was constructed in 1990 from high quality Danish pine with a traditional tiled roof. It remains in good condition and was home to an English lady owner for many years.

The comfortable living accommodation comprises a spacious light & airy living room with a south-facing bay window and sliding doors leading to the covered terrace. There is also a dining area, a large kitchen, guest WC and store cupboard. The large master bedroom, with built-in wardrobes, also faces south with a bay window overlooking the garden and a glazed door out to the terrace. The double guest bedroom also has built-in wardrobes. There is a good-sized separate bathroom.

Double glazing keeps the cottage warm in winter and cool in summer. The wood-beamed ceilings add character and there are ceramic floor tiles throughout.

The covered south-facing terrace, accessed from the living room, has wonderful views across the garden and surrounding countryside and provides an ideal spot for al-fresco dining. There is ample parking space in front of the property.

#### More details:

- Mains electricity
- Water from estate supply
- Solar panel for hot water

#### DETAILS:

Bedrooms	: 1
Bathrooms	: 2
Built m2	: 102
Plot m2	: 30000

#### FEATURES:

- Terrace/s
- Scenic Views
- Private Parking
- Garden
- Double Glazing

- Internet available
- Danish pine construction with tiled roof
- Aluminium double-glazed windows
- Wood-beamed ceilings
- Ceramic floor tiles
- Adjacent pond with natural wildlife habitat
- Potential holiday rental income
- Community fees apply (approx €750 p.a.)

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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