



## Location: Gaucín, MÁLAGA

### SMALL FINCA CLOSE TO VILLAGE - COMBINES LIVING ACCOMMODATION WITH SUBSTANTIAL BUSINESS PREMISES

This interesting small finca is in a peaceful rural location just a few minutes walk from the village, where there are a variety of shops, tapas bars and high quality restaurants. The property has lovely views of the surrounding woodland and mountains from the huge rooftop terrace.

The finca is owned by a well renowned local carpenter who lives in the house and operates his business from the substantial workshop - restoring antique doors & furniture etc. This very interesting property offers a rare opportunity for someone requiring a very large workshop, artists' studio or gallery with an extensive storage facility, with the possibility to live on the premises. There is good vehicular access to the property, which is a short drive along a well maintained track from the 3 minutes drive from the village, and ample parking space.

Originally constructed in 1975, the property was reformed by its current owners in 2008. The spacious living accommodation is simple, rustic and characterful with an open plan layout, high quality finishes, and many interesting features, including beautiful antique doors and natural wood detailing.

#### Main House:

The Andalusian farmhouse-style living accommodation is accessed through beautiful antique wood entrance doors. These open into a spacious living room with a feature stone-built open fireplace, Andalusian marble/stone tiled flooring and wood-beamed ceiling. The accommodation is all on one level with a cosy sitting area, wood-burning stove, an open plan kitchen, dining area, and a guest W.C. The ambience is very much simple country-style character with lots of rustic features.

The generous Master bedroom, with polished wood flooring & beamed ceiling, has a dressing area with fitted wardrobes, and the en-suite shower room can also be accessed from the main hall for use by guests. There is a separate small guest bedroom.

#### Workshop/Storage:

The huge workshop and storage space, with good lighting, is adjacent to the main house and can be accessed internally, or externally through a large, sliding metal door, and from the terrace above. The adjacent extensive storage area has beautiful antique wood double doors, providing good access for larger vehicles or delivery trucks.

#### Exterior:

The huge rooftop terrace (150m<sup>2</sup>) is very private and contains a lovely variety of exotic pot plants & shrubs. The terrace is partially covered making it ideal for 'al-fresco' dining and entertaining, with attractive views of the surrounding countryside, and El Hacho mountain with beautiful sunsets. There is stacks of room for sunbathing, and there is a Jacuzzi for cooling down!

The plot is completely fenced and contains a variety of trees, including fig, plum, cherimoya, pomegranate, eucalyptus and a grapevine. There is also plenty of space in the grounds to create an ecological vegetable

#### DETAILS:

Bedrooms	: 2
Bathrooms	: 1
Built m2	: 630
Plot m2	: 2029

#### FEATURES:

Woodburning Stove  
Terrace/s  
Scenic Views  
Private Parking  
Jacuzzi  
Internet  
Garden  
Fireplace

garden. There is a separate small stable block/storage area with a carport above (for 2 vehicles) and in the grounds there is a small fenced riding circle.

More details:

- Mains water + 12,000 litre water deposit
- Mains electricity (extra capacity available for the workshop)
- Part double-glazed
- Antique wood doors & beamed ceilings
- Stables/small riding circle
- Carport (2 vehicles) + parking space

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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