



## Location: Gaucín, MÁLAGA

### SINGLE STOREY COTTAGE WITH SPECTACULAR VIEWS, GUEST WING & GARDEN

It is very rare to find a single storey property in Gaucín. The distinctive design of this country cottage, within walking distance of the village, is distinctive and quirky! The interior of the main part of the house, constructed in 2011, is very modern, whilst the original old house is now a charming, comfortable guest wing full of Andalusian character.

Only three minutes drive from the village, this property is in a superb south-facing location with easy access along a short track from the main road. From its elevated position there are incredible panoramic views of the countryside and across the River Genal valley to the Mediterranean Sea, Gibraltar & North Africa.

The property occupies a plot of just over an acre and includes a level garden area to the rear containing a variety of fruit trees. As well as a covered terrace along the front of the property, there is an extensive open 'courtyard' area to the front with spectacular south-facing views.

#### Main House (3 bedrooms, 1 bathroom, 1 shower room):

A large extension to the original cottage was constructed in 2009 and provides the well presented main living accommodation. The entrance opens into a spacious, light & airy living room with porcelain flooring, concealed lighting and air-conditioning.

There is plenty of space for a dining area next to the ultra-modern, well equipped kitchen with a centre island and glazed sliding door to the garden.

The master bedroom has a walk-in dressing area, air conditioning, and glazed sliding doors to the front terrace. Adjacent there is a large modern, fully tiled bathroom with a corner Jacuzzi bath and separate shower. There are two double guest bedrooms, one with fitted wardrobes, and a separate walk-in shower room.

#### Guest Wing (1 bedroom, 1 shower room):

The guest wing, on the west side of the property, was renovated some years ago and is cosy with lots of Andalusian charm. It comprises open-plan light & airy living space with air conditioning and wonderful views of the mountains and to the Mediterranean coastline.

The living area has a beamed ceiling, terracotta tiled floors and an open fireplace. There is a dining area next to an attractive kitchenette with pretty blue tiling. The double bedroom, with a beamed ceiling, is a good size with fitted wardrobes and an en-suite modern shower room with storage space. There are lovely countryside views from the bedroom, which also has air conditioning.

#### Exterior:

The decorative entrance gates (electrically operated + intercom) open into the large open courtyard with lots of parking space and a covered carport. This area faces south and has incredible views.

The extensive south-facing tiled terrace along the front of the house provides a great spot for al-fresco dining,

#### DETAILS:

Bedrooms	: 4
Bathrooms	: 3
Built m2	: 266
Plot m2	: 4997

#### FEATURES:

- Woodburning Stove
- Terrace/s
- Scenic Views
- Private Parking
- Garden
- Fireplace
- Double Glazing
- Courtyard
- Air conditioning

with a built-in barbecue at one end, and great views. Part of the exterior façade of the property to the rear, which overlooks the garden, requires some cosmetic renovation.

The pretty garden at the back of the house contains a variety of young fruit trees, including lemon, orange, fig & apple. The remainder of the plot is low-maintenance with a variety of established indigenous shrubs and trees, such as olive, almond and oak.

***There is potential for a roof terrace to be added (subject to building licence), which would have views to die for!***

More details:

- Mains electricity
- Mains water (plus a very large water deposit below the property)
- Internet available
- Porcelain flooring (main house)
- Beamed ceilings (cottage)
- Fully fenced plot
- Includes furniture, fixtures and fittings
- 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.



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