

## Location: Gaucín, MÁLAGA

### BEAUTIFUL TOWN-HOUSE FULL OF ANDALUSIAN CHARACTER & CHARM, GORGEOUS SWIMMING POOL, SMALL GARDEN, GARAGE AND WONDERFUL VIEWS

This beautiful and spacious property was tastefully renovated in 2012 and combines many traditional Andalusian features with modern comforts. The house is brimming with authentic old-world Spanish elegance, having antique finishes, stylish Moorish décor and a welcoming ambience.

The house is three-storey and is centrally located within the village, a few minutes walk to all amenities such as shops, restaurants and bars. It has wonderful views across open countryside to the mountains and the Mediterranean coastline.

#### Ground Floor

The substantial entrance hall leads to a very spacious open-plan living room with a wood-burning stove, air-conditioning, dining area, and a separate traditional rustic-style kitchen with wood-beamed ceiling, marble worktops, double-sink and lovely views to the west.

The living room has fully glazed doors leading to the shaded dining terrace overlooking the superb views down to the Mediterranean.. a gorgeous spot for al-fresco dining. The terrace has steps leading down to the garden and swimming pool.

The entrance hall also has a guest WC and an internal door leading to a small garage & utility room on the lower floor.

#### First Floor

The large landing leads to three en-suite double bedrooms. The Master bedroom, with air-conditioning, has a traditional wood-beamed ceiling and an attractive en-suite with pretty hydraulic floor tiles and a walk-in shower. French double doors lead from the bedroom to the roof terrace with stunning south-facing views across the pool and garden to the Mediterranean.

The second bedroom, with beamed ceiling and air-conditioning, is also spacious with French windows leading to the roof terrace. The attractive en-suite features decorative hydraulic floor tiles, a stained-glass window, ceramic hand-basin with marble surround and a walk-in shower.

The third bedroom has French windows to a Juliet balcony overlooking the street, built-in wardrobe and en-suite with walk-in shower, attractive hydraulic floor tiles, a brass hand basin set in an antique washstand, and a pretty stained-glass window.

#### Lower floor

Accessed internally via a staircase from the garage, this level consists of a utility room which houses the heating & utility machinery, oil tank, water storage & softener etc. There is a door into the garden from the utility area. In the lower part of the house, accessed from a separate exterior door, there is another large room. This was formerly an old Bodega and the antique wine press still exists today. This area is currently used for storage, but could be converted to a fourth bedroom (there is an existing shower room), office, or gymnasium room etc.

#### Exterior

The garden & pool area can be accessed via stairs from the ground floor terrace, or through the garage/utility room.

The delightful swimming pool (5m x 2m) is adjacent to the pretty garden with its variety of Mediterranean plants & trees, including agapanthus, lavender, oleander, cypresses and olive. The pool is surrounded by a timber decking area – a lovely sunny spot for sunbathing with spectacular views to the south-west. The extensive sunny roof terrace also has wonderful views.

#### More details:

- Mains electricity
- Mains water & drainage
- Solar hot water
- Antique terracotta floor tiles & Hydraulic floor tiles in shower-rooms
- Wood beamed ceilings in main rooms
- Garden
- Bodega (suitable for development)
- Excellent rental history

#### DETAILS:

Bedrooms	: 3
Bathrooms	: 4
Built m2	: 240
Plot m2	: 120

#### FEATURES:

Terrace/s
Swimming Pool
Scenic Views
Internet
Garage
Fireplace
Central Heating (gas)
Air conditioning

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.



