



## Location: Gaucín, MÁLAGA

**LOVELY FINCA WITH 2 RUSTIC HOUSES + 7 ACRES - SUITABLE FOR EQUESTRIAN USE**

**IDYLIC LOCATION, STUNNING VIEWS TO MEDITERRANEAN & GIBRALTAR, SWIMMING POOL**

This large finca is situated in a beautiful rural setting within the exclusive private estate of 'La Hoya', only 20 mins drive from Gaucín, 15 mins from Jimena de La Frontera, 30 mins from the world famous golf courses & polo club at Sotogrande, and 50 mins from Gibraltar airport.

The secluded, peaceful location of this property is exceptional and the surrounding natural habitat is a paradise for nature lovers, with a 'pond' directly accessible from the finca. This area is a haven for wildlife, including deer, fox, mongoose, wild pigs, kingfishers & heron etc.

There are two south-facing rustic houses with stunning panoramic views across the picturesque countryside to where other 'white villages' can be seen in the distance. The views extend as far as the Mediterranean coastline & Gibraltar.

The houses were constructed in 2003 to a good standard, traditional in style with Andalusian rustic charm & character. The property has a good rental history and offers an opportunity to live in one house and rent the other to produce an income. The finca is ideal for horses and there are 5 covered stables.

### Main house:

The ground floor comprises a very large open plan living room with a wood-burning stove and a dining area. There is a separate spacious kitchen with granite worktop, walk-in pantry, and access to a large covered terrace that runs along the front of the house. From here there are magnificent south-facing views and is a lovely spot for al-fresco dining.

The upper floor comprises two double bedrooms, a single bedroom and a bathroom. The main bedroom overlooks the 'lake' and has fantastic views to the Mediterranean & Gibraltar.

### Guest house:

Adjoining the house there is a large covered terrace with wonderful south-facing views. Below the terrace there is a small studio apartment with sitting area, kitchenette and shower room.

The ground floor consists of an open-plan living room with wood-burning stove, a kitchen area, and a shower room. The upper floor mezzanine level comprises a double bedroom with great views. There is also a large open area with wood flooring which could be used as another bedroom, study or TV room.

### Exterior:

There is an attractive swimming pool (7m x 4m). The finca comprises 7 acres of fairly flat fertile land with areas suitable for grazing horses etc. and there are 5 stables.

### DETAILS:

Bedrooms	: 4
Bathrooms	: 3
Built m2	: 262
Plot m2	: 30000

### FEATURES:

Woodburning Stove  
Terrace/s  
Swimming Pool  
Scenic Views  
Private Parking  
Garden

There are several pathways throughout the woodland and some open areas that offer lovely picnic spots. There is a variety of indigenous trees, plants and shrubs, such as olive, carob, oak etc.

The 'lake' provides the main source of water for the estate, which is available year-round, and has a pumping system that supplies natural water (non-potable) to each of the properties at La Hoya.

More details:

- Mains electricity
- Community water supply (non-potable)
- Internet available
- Night storage heaters (electric) in some rooms
- Terracotta floors
- Wood-beamed ceilings
- Suitable for equestrian use
- Good rental potential

**NOTE:**

***Following a long-term rental period of several years, both houses and swimming pool are in need of some cosmetic renovation. These renovations are currently being undertaken by the owner. The cost of ongoing works not completed would be reflected in the final sale price.***

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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