



## Location: Gaucín, MÁLAGA

### LOVELY VILLA COMBINING STYLISH MODERN DESIGN & TRADITIONAL ANDALUSIAN FEATURES

### POOL, GARDEN, OLIVE GROVE, GRAZING LAND SUITABLE FOR HORSES (EXTRA PLOT AVAILABLE)

This beautiful villa occupies a plot of around 7 acres in an amazing position only 4 minutes drive south of Gaucín - a great location and wonderful views across the River Genal valley to the Crestallina mountain, Mediterranean, Gibraltar and the Rif mountains of North Africa.

The villa was constructed in 2010 to a high specification with exceptional finishes throughout, including hand-finished Portuguese marble floor tiles. The design cleverly combines chic elegance with simple rusticity, presenting an exquisite home with character for the discerning buyer.

The plot comprises an ancient olive grove producing oil, an area of landscaped gardens and a variety of fruit trees. In addition, there is grazing land suitable for horses (3 stables), alpacas, goats or sheep (further plot available).

The Costa del Sol beaches are 25 mins away and Sotogrande, with its popular marina, golf courses & polo club, is only 35 mins drive. There are 3 airports to choose from - 70 mins to Malaga airport, 45 mins to Gibraltar, 90 mins to Jerez.

#### Ground floor:

The imposing antique entrance doors lead into a light and spacious L-shaped open plan ground floor (15m long). The living room has a built-in contemporary wood-burner and the dining area is adjacent to the kitchen. Three fully glazed doors leading from the living room to a large covered terrace (70m<sup>2</sup>) with attractive arched openings facing the spectacular south-facing views to the Mediterranean coastline – a idyllic spot for al-fresco dining!

The country-style kitchen is fully fitted to a high standard with polished granite worktops and Siemens equipment, including a range oven, and there is a separate utility room and walk-in pantry. The double patio doors from the kitchen lead directly into the pretty kitchen garden.

There are two spacious en-suite bedrooms with fitted wardrobes and large French doors leading to the terrace. The bathrooms are finished with hand-made tiles and high quality fittings. There is also a guest cloakroom on this floor.

#### Upper floor:

The unique feature staircase, with hand-crafted metal balustrade, leads to a large open area used as a study, but could be a snug/TV room, or an extra bedroom. There are two further spacious double bedrooms with wood-beamed ceilings, built-in wardrobes and high quality en-suite bathrooms. Each bedroom has glazed patio doors opening to a sunny terrace (33m<sup>2</sup>) with magnificent views across picturesque countryside to the

#### DETAILS:

Bedrooms : 4

Bathrooms : 4

Built m2 : 318

Plot m2 : 30031

#### FEATURES:

Woodburning Stove

Terrace/s

Swimming Pool

Scenic Views

Private Parking

Garden

Double Glazing

Courtyard

Central Heating

Air conditioning

Mediterranean Sea and beyond. The south-facing Moorish arched windows on this level are a very attractive feature.

**Exterior:**

Access to the property is via security entrance gates from a country road, with a short driveway leading to a courtyard area at the rear of the property with ample parking space.

The established gardens, with a feature water fountain, have been landscaped and planted with a variety of flowering shrubs, herbs and trees including lemon, orange, fig, pomegranite, grapefruit, plum, almond and nisperro. The established olive grove produces edible oil for home use or sold to produce a small income. A substantial area of the gently sloping land is suitable for grazing goats, sheep alpacas, and horses with existing stabling for 3 horses.

There is a separate laundry & storage room outside. A short walk through the garden there is an attractive swimming pool (6m x 3m saline) and surrounding terrace (60m<sup>2</sup>) that are very secluded.

More details:

- Mains electricity
- Mains water + well
- Internet available
- Insulated cavity walls
- Portuguese hand-crafted marble floor
- Under-floor heating on ground floor
- Ample parking space
- Excellent rental potential
- Grazing land suitable for equestrian use (further plot also available separately)
- Floor plans available on request

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.



**Gaucin Properties Telephone: +34 697-330-772**  
**Email: [dianne@gaucinproperties.com](mailto:dianne@gaucinproperties.com) Web: [gaucinproperties.com](http://gaucinproperties.com)**