



## Location: Gaucín, MÁLAGA

### PRESTIGIOUS 'CORTIJO' STYLE LUXURY VILLA - GORGEOUS INFINITY POOL, AMAZING VIEWS

This magnificent country property is within a privately owned estate of Arroyo del Moro just 20 minutes inland from the Western Costa del Sol, mid-way between Casares & Gaucín. It has stunning views across the protected Genal River valley to the Sierra de Crestallina, Gibraltar and Morocco. This is a very rare opportunity to acquire a property in such an enviable location.

The villa was constructed by the family some 18 years ago in an elevated location protected by the surrounding mountains, and usually enjoys a year-round temperate climate. It comprises four wings with an octagonal tower at its centre with panoramic views.

This beautiful property has many unique features which showcase the skill of local craftsmanship and the unique Andalusian style typical of centuries old country Cortijos. The villa exudes warmth, comfort and charm and is clearly a much loved family home. Constructed with painstaking care, the floors are a combination of tropical timbers, baked-clay tiles and river pebbles; the walls are lime-washed; reclaimed Moorish tiles form the roof; and huge antique wooden doors have been rescued and renovated from the ruins of old estates.

The villa is accessed through an internal courtyard of traditional Andalusian style. The elegant reception hall has a magnificent hand-painted Trompe L'oeil ceiling, which is certainly eye-catching, and a small guest WC. There is a spacious sitting room complete with hand-crafted stone fireplace and wood beamed ceiling, a similarly styled dining room, and a wonderful rustic-style farmhouse breakfast kitchen with double marble sinks and a LacanCHA range oven. Off the kitchen is a good-sized utility/laundry room with a large American style fridge freezer, 2 large drinks fridges, washer and dryer, and ample storage cupboards. There is a rear door access to the exterior of the house from this room. A beautifully proportioned guest bedroom with an elegant, spacious en-suite bathroom completes the ground floor accommodation.

Even the staircase to the upper floor is a masterpiece - each riser has been inlaid with some exquisite hand-painted Andalusian tiles. The landing repeats the unique octagonal design feature of the ground floor, but this level features a stunning vaulted ceiling.

The Master bedroom suite occupies one wing of the upper floor with spectacular panoramic views, a hand-crafted four poster bed and a fabulous feature open fireplace. The large dressing room, with built-in wardrobes, leads to a beautifully tiled luxury bathroom, which also has a walk-in shower. There are two further double bedrooms and a spacious family bathroom on this floor.

Further guest accommodation is accessed from the internal courtyard. The large self-contained guest suite, with its own entrance, comprises a super size bedroom with open fireplace and a large en-suite bathroom. There is also a staff bedroom and bathroom with private entrance from the courtyard.

Each room has been designed and furnished to an extremely high standard with underfloor heating throughout. All windows are high quality double glazed and have retractable mosquito net frames. Each bedroom has a 'Casablanca' style ceiling fan.

Surrounding the south side of the house there are large covered terraces, furnished for lounging and dining,

#### DETAILS:

Bedrooms	: 6
Bathrooms	: 5
Built m2	: 480
Plot m2	: 32730

#### FEATURES:

- Terrace/s
- Swimming Pool
- Security System
- Scenic Views
- Private Parking
- Internet
- Garden
- Fireplace
- Equestrian
- Courtyard
- Central Heating

and overlooking the extensive gardens of lawns and trees. A free-form 12m x 6m 'infinity' pool is set a little further down the garden with a paved terrace and poolside Gazebo bar equipped with a fridge, sink and preparation area. There is also a W.C.

Within the fenced land (approx. 8 acres) there is a landscaped garden area with a variety of indigenous trees, plants & shrubs, a cultivated vegetable garden, small orchard, and some picturesque nature trails. There is also a large hay barn, with chicken house to the rear, and a covered paddock area complete with water and power, purpose-built to keep up to 5 horses.

Access to the property is via a well maintained gravel road and automatic security gates. It is 5 mins drive from the main road and only 15 mins drive from Gaucin. The nearest beach and golf courses on the Costa del Sol are 30 mins away and the International Polo Club at Sotogrande 40 mins. Málaga airport is approx. 80 minutes drive; Gibraltar airport is approx. 50 mins drive.

**Accommodation:**

The main house comprises 395m<sup>2</sup> enclosed area, 70m<sup>2</sup> covered terraces and a courtyard of 120m<sup>2</sup>, 25m<sup>2</sup> pool house, 25m<sup>2</sup> workshop located off the main driveway to the house. All rooms are equipped with telephone, wifi network and television. Each room also has an alarm with infra-red sensors. Home automation includes remote control of indoor and outdoor lighting, heating system and a multi-room sound system. A video intercom installation is in place to control the gate.

More details:

- Mains electricity
- Well
- Water deposit
- Irrigation system
- Under-floor heating
- Multi-room sound system
- Home automation system
- Fully fenced
- Equestrian (upto 5 horses)
- Furnished
- Excellent 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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