



Location: Gaucín, MÁLAGA

ENCHANTING COUNTRY HOUSE SURROUNDED BY LANDSCAPED GARDENS, SWIMMING POOL

This enchanting, traditional Andalusian country house is in a magnificent location surrounded by beautiful landscaped gardens and natural woodland. From its elevated position, the house has incredible panoramic views across the valley where other 'White Villages', Gibraltar and the Rif mountains of Morocco are visible in the distance.

The property is within the exclusive private estate of 'La Almuña', 10 minutes drive from Gaucín, the prettiest 'White Village' in the Serranía de Ronda. The property is 15 mins drive from Jimena de la Frontera, 40 mins from Sotogrande, and 50 mins from Ronda. There are also three airports within easy driving distance at Gibraltar (45 mins), Malaga (90 mins) and Jerez (90 mins).

Constructed in 1989 in traditional Andalusian style, the two-storey property is built around a central courtyard. The house is brimming with old world Spanish charm and character, and provides spacious comfortable living accommodation with a welcoming ambience.

The house is surrounded by magnificent landscaped gardens with a gorgeous swimming pool and several terraces. The impressive entrance, with its huge antique wood doors, opens into a covered patio area that leads through to the beautiful courtyard at the heart of the property.

Ground floor:

This consists of a large open-plan country style kitchen with an open fire, lots of storage space and a separate utility/storage room. The dining area is next to a large bay window and a door that opens onto the covered al-fresco dining terrace with built-in seating that overlooks the delightful gardens on the south side of the house. The living room is light, spacious and homely, with an open fire and two French doors leading to the terrace & gardens.

Also on this floor, there are two attractive double guest bedrooms with en-suite bathrooms, fitted wardrobes and pitched beamed ceilings. The twin bedroom has a French door to the terrace & garden, and the double bedroom has a French door to the courtyard. The fourth bedroom is accessed from the covered patio area, and is also spacious and well presented with an en-suite bathroom.

Upper floor:

This comprises the splendid Master bedroom suite with a pitched beamed ceiling, marble floor, fitted wardrobes, and a dressing area. The en-suite has a bath and separate shower. French doors open onto a large south-facing terrace overlooking the garden and with stunning views to Gibraltar and Rif mountains of Morocco.

Exterior:

The entrance gates open into a large open area with ample parking space and nearby trees providing natural shade. There is also a separate garden store/workshop. The traditional Andalusian courtyard has an ornate fountain and is surrounded by colourful bougainvillea, wisteria, vines, and lots of terracotta pots filled with

DETAILS:

Bedrooms	: 4
Bathrooms	: 4
Built m2	: 298
Plot m2	: 61000

FEATURES:

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

pretty flowering shrubs. There is a separate storage area for logs etc. tucked away in the corner.

A substantial covered terrace area extends along the south side of the house overlooking the gardens. From here there are amazing panoramic views across the countryside to Gibraltar & Morocco. This is a perfect spot for al-fresco dining/entertaining.

The gorgeous swimming pool (11m x 5m) is a few steps down from the garden, with a shade area at one end, and is surrounded by sunbathing terracing, lawn, lavender borders and flowering shrubs. This part of the garden has marvellous views and enjoys sunshine from dawn until dusk - a magical spot for relaxing.

Magnificent well-established gardens surround the property with lawns and borders containing a variety of exotic Mediterranean plants & shrubs. Wandering through the woodland, you will discover several shady nooks tucked away amongst a variety of mature indigenous trees, including ancient oaks, cypress, almond, carob, olive and palms. There are also some fruit trees such as fig, orange, lemon and apricot.

La Almuña:

La Almuña is a privately owned estate occupying some 300 acres shared by 12 property owners. Management of the estate is by the community of owners. The estate has a private tennis court for use by owners, a few minutes walk from the property, and a working farm with an organic vegetable garden. Produce from the garden is freely available for owners year round. There are also several areas of grazing land suitable for horses and sheep.

More details:

- Mains electricity
- Community water supply
- Septic tank
- Landline telephone
- Internet
- Antique wood internal doors
- Beamed ceilings
- Terracotta or marble floor tiles
- Sevillana decorative tiling
- Swimming pool
- Garden store/workshop
- Tennis court (shared with other estate residents)
- Farm vegetable garden
- Land suitable for equestrian use
- Excellent rental potential
- Community costs apply

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 Web: gaucinproperties.com