



Location: Gaucín, MÁLAGA

CHARMING & SPACIOUS WITH STUNNING VIEWS TO MEDITERRANEAN

Constructed in 2005, this house has lots of Andalusian character and offers well presented living accommodation with incredible views across the River Genal valley to the Mediterranean, Gibraltar & the Rif mountains of North Africa. The house is in the heart of the village, a short stroll from a variety of shops, tapas bars & high quality restaurants.

This charming and deceptively spacious property combines traditional rustic style with good quality construction, including modern comforts such as under-floor heating & double glazing. The light & airy living accommodation is over three floors, with the third bedroom adjacent to the patio below.

Ground floor:

The spacious open-plan ground floor is very welcoming, light & airy. This level takes full advantage of the incredible views to the south, with glazed sliding doors across one end, and a Juliet balcony. The views from here encompass the village rooftops, castle, mountains, and across the river valley to the distant Mediterranean, Gibraltar and Rif mountains of Morocco. There is a wood-burning stove in the sitting area, space for dining, and a good sized fitted kitchen.

Upper floor:

The bright and generous master bedroom has an en-suite shower room (twin wash basins), built-in wardrobes, beamed ceiling, air-con and a ceiling fan. A glazed door leads directly onto a spacious south-facing terrace with wonderful views to the Mediterranean coastline, Gibraltar and beyond.

Lower floor:

Here there is a spacious double bedroom with en-suite shower room, built-in wardrobes, a ceiling fan, and superb views. A glazed door opens to an exterior staircase leading down to the patio level.

Patio/Third bedroom:

The separate third double bedroom with built-in wardrobes & en-suite shower room, is adjacent to the patio. This room is currently used as a utility area, but could be a playroom, office, art studio, etc.

The good-sized patio (20 m²) has a built-in seat and is an ideal spot for BBQ's. There is also space for a plunge pool or Jacuzzi to be installed (subject to building licence) if desired.

More details:

- Mains electricity
- Under-floor heating
- Terracotta floor tiles
- Security shutters
- Patio has space for a plunge pool (subject to building licence)

DETAILS:

- Bedrooms : 3
- Bathrooms : 3
- Built m2 : 149
- Plot m2 : 65

FEATURES:

- Woodburning Stove
- Terrace/s
- Scenic Views
- Patio
- Mains water
- Internet
- Double Glazing
- Central Heating
- Air conditioning

- Air-con in master bedroom
- On-street parking nearby
- Suitable for all-year round occupation
- Good rental history

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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