



Location: Gaucín, MÁLAGA

BEAUTIFUL VILLA CLOSE TO VILLAGE, SPECTACULAR PANORAMIC VIEWS

This impressive property is in an amazing picturesque location with magical views of the village and the Medieval castle silhouetted against the skyline, which is often illuminated at night. There are also stunning views of the mountains and across the River Genal valley to the Mediterranean, Straits of Gibraltar and the Rif mountains of Morocco.

Though only a few minutes walk from the village, the house and swimming pool are very private and located on a fully fenced plot with an automated entrance gate. The paved driveway winds through a mature olive grove up to the house, where a wisteria-covered shaded area and pretty courtyard with a feature fountain & fishpond welcome your arrival.

The house was constructed in 2001 to a high specification, using high quality materials and modern methods of construction.

Ground Floor:

The antique entrance doors open into the spacious ground floor where there is a comfortable, light & airy open-plan living room with beamed ceiling, a fireplace and three French windows opening onto a veranda overlooking the pool below. At one end there is a dining area and a stylish fully-fitted kitchen with breakfast bar, centre island and arched windows. Glazed sliding doors lead to a covered terrace with incredible views to the south and east – a lovely spot for 'al-fresco' dining.

The sizeable master bedroom suite has a walk-in wardrobe and an en-suite bathroom (shower + bath). French windows overlook the pool and there is a door leading into the garden. The second double bedroom has an en-suite shower room and built-in wardrobe. Also on this level, there is an office overlooking the courtyard, a guest cloakroom, a small yoga studio/gymnasium and a laundry room.

Lower Floor:

Stairs from the main living room lead to the lower floor. This comprises a TV/snug room (or playroom) with French windows opening to the swimming pool and terraces, and two smaller guest bedrooms with en-suite bathrooms and built-in wardrobes. One bedroom has French doors accessing the poolside terrace.

Exterior:

The beautiful L-shaped salt-water swimming pool is 14.5m x 3m and 1.2m to 1.6m deep ("L" is 0.7m – suitable for young children). Adjacent to the poolside terrace there is a second small kitchen, and another raised terrace area with an outdoor fireplace/BBQ and seating in the shade of an olive tree.

There are several small outbuildings, including a garden shed/wood store, and a double garage (automated doors).

The land surrounds the property and is fully fenced. As well as the olive grove, there is a variety of indigenous plants, shrubs and fruit trees, including almond, lemon and apple.

DETAILS:

Bedrooms	: 4
Bathrooms	: 4
Built m2	: 317
Plot m2	: 15800

FEATURES:

Woodburning Stove
Terrace/s
Swimming Pool
Security System
Scenic Views
Private Parking
Internet
Garden
Garage
Fireplace
Double Glazing
Courtyard
Central Heating
Air conditioning

More details:

- Mains water + borehole (24m3 water storage tank)
- Mains electricity (+ generator back-up)
- Solar hot water (gas boiler back-up)
- High standard of insulation
- Beamed ceilings
- 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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