



## Location: Gaucín, MÁLAGA

### ARTIST'S STUDIO & APARTMENT

This charming village property is deceptively light & spacious and offers two open-plan floors comprising an artist's studio and living accommodation, and there is potential to create a further bedroom if required.

From the terrace, there are lovely views to the west of El Hacho mountain, and in the distance to the north-west the Sierra de Libar mountain range and Cortes de La Frontera can be seen.

This traditional property is centrally located and within easy walking distance of all village amenities, such as shops, bars & restaurants.

The house is homely, full of rustic character & charm, and would be ideal as a holiday base. Alternatively, the upper floor is currently an Artists Studio with plenty of natural light and a tranquil ambience that would be suitable for an artist, photographer etc..

Each open-plan level offers a 'blank canvas' for remodelling to create an extra bedroom & bathroom if desired. (The house was originally 3 bedrooms). Some modernisation would further enhance the property.

### Living Accommodation:

The entrance opens to reveal a staircase leading up to the property which occupies the two upper floors. The open-plan first floor is light & airy with a sitting area, dining area, open fireplace and a study area. There is also a good sized kitchen with a window seat facing with views to the west and a double bedroom also facing west.

An open wooden staircase leads to the upper floor, which is currently used as an artists studio and for holding art courses/private lessons. Lots of natural light is provided by windows on both sides and four roof-lights. There is sitting area with a wood-burning stove, plenty of storage space and a bathroom (bath with shower over). Most windows are hardwood & double glazed.

French doors lead out to a good-sized terrace (20m<sup>2</sup>) with lots of colourful pot plants and very nice views to the west & north west. This is a lovely al-fresco dining spot.

### More details:

- Mains water
- Mains electricity
- Terracotta floor tiles
- Potential for remodelling the interior
- On-street parking nearby

### DETAILS:

Bedrooms : 1

Bathrooms : 1

Built m<sup>2</sup> : 132

### FEATURES:

Woodburning Stove

Terrace/s

Scenic Views

Internet

Fireplace

Double Glazing



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