



## Location: Gaucín, MÁLAGA

### STYLISH, SPACIOUS, HIGH-QUALITY CONSTRUCTION – PATIO, TERRACE & PLUNGE POOL

This lovely village house is situated in a quiet residential area below the 'Castle of Eagles'. From the sunny terraces, there are views to El Hacho mountain, with its magical sunsets!

Stylishly designed by a local architect, the spacious split level living accommodation is light, airy and well-appointed with good quality finishes throughout. The modern design combines well with several traditional Andalusian features, creating a welcoming, characterful ambience.

Completed in 2008, the house was constructed to earthquake standards and includes a reinforced concrete frame, floors & roof; insulated cavity walls; hardwood double-glazed windows, and gas central heating.

There is on-street parking nearby and within a few minutes' walk there is a variety of shops, tapas bars and high-quality restaurants.

#### **Ground floor (split level):**

The main entrance opens directly into a large well-presented Andalusian style kitchen/dining room. An interesting feature is the large curved arch with views up to the living room. There is a pantry (under stairs), boiler room, and gas bottle store. The hardwood work surfaces reveal lots of space below with marble shelving. There is a double stainless steel sink unit and a 5-ring gas hob with extractor hood, a dishwasher and a stainless-steel fridge freezer.

The living room is bright and spacious with a high ceiling and a wood-burning stove. The attractive curved arch reveals the hallway above and also overlooks the kitchen below. Floor-to-ceiling sliding glazed doors open into a shady patio with steps leading up to the plunge pool and sunbathing terrace. Also on this level, there is a bathroom with a large walk-in shower.

#### **First floor (split level):**

The lower level comprises a hallway leading to two good-sized double bedrooms, each with ample space for fitted wardrobes/shelves, and double-glazed French doors opening onto a Juliet balcony.

On the next level up, accessed off the landing, is a large terrace that overlooks the patio below and the pool area. There is also a separate walk-through utility/laundry room with stainless steel sink, washing machine, dryer as well as a second access out to the pool, pool terrace and patio area below.

#### **Upper floor:**

This floor comprises a large Master bedroom and ensuite bathroom (bath w/shower over). There is a 'Velux' roof window in each room, and the bedroom has double glazed French doors overlooking the large terrace and pool area below.

#### **DETAILS:**

Bedrooms	: 3
Bathrooms	: 2
Built m2	: 152
Plot m2	: 122

#### **FEATURES:**

Woodburning Stove  
Terrace/s  
Plunge Pool  
Patio  
Double Glazing  
Central Heating (gas)

**Exterior:**

From the sunny terrace and pool area there are views of El Hacho mountain to the west. The walled patio is cool & shady, making it ideal for al-fresco dining or entertaining, and has plenty of room for pot plants. The attractive plunge pool, with a built-in seat and feature water spout, is finished with glass mosaic tiling. Adjacent to the pool there is a sunbathing terrace.

The machine/storage room contains a water deposit tank, pump and decal system, pool pump, filter and salt-water pool system.

**More details:**

- Plunge pool (7.5 m<sup>2</sup>)
- Fibre internet ready for connection
- Telephone line available
- Terracotta floor tiles (sealed)
- Handmade clay roof tiles (recycled)
- Hardwood double glazed windows with tilt feature & internal wood shutters
- Lots of storage space
- Unfurnished (white goods included)
- On-street parking nearby
- Good rental potential

**Note:**

***The property is unoccupied and is in need of some general maintenance & interior redecoration, which is reflected in the sale price.***

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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