



## Location: Gaucín, MÁLAGA

### TRADITIONAL FEATURES - PATIO AND A ROOF TERRACE WITH LOVELY VIEWS

This deceptively spacious rustic village house is very traditional with lots of Andalusian character, including oak beamed ceilings in living room and kitchen, and a combination of terracotta and ceramic terrazzo floor tiles.

The property has potential for a further storey to be added that would have spectacular views – an interesting project that would add value.

The house is located in a quiet residential area, but is only a few minutes stroll away from a variety of shops, tapas bars & several high-quality restaurants. On-street parking is available nearby.

#### Ground floor:

The part-glazed main entrance opens directly into a very spacious split-level living room with a dining area, wood-burning stove and oak beamed ceiling. A few steps lead through a curved arch into a good-sized traditional Andalusian style kitchen with built-in seating area. Just off the kitchen there are French glazed doors that open into the covered patio where there is a separate shower & WC.

#### First floor:

This comprises a large open landing area with a high ceiling, three double bedrooms and an attractive 'blue' bathroom (bath & shower) with electric heated towel rail.

The very spacious Master bedroom is light & airy with two windows overlooking the street, and a built-in vanity unit/wash hand basin, and a wardrobe. There is plenty of space to create an ensuite shower room. The larger of the two double guest rooms has hanging space for clothes, and the smaller bedroom has a built-in wardrobe.

All the bedrooms have ceramic terrazzo tiled floors (beige) and high ceilings.

#### Exterior:

The covered patio offers a cool, shady area for alfresco dining in summer, but this area is in need of some renovation/re-decoration. From the patio, passing through an old Moorish arch, a walled staircase leads up to the large roof terrace with a small utility room. From the terrace there are lovely views across the village to El Hacho mountain in the west (with fabulous sunsets!) and partial views to the distant Mediterranean, Gibraltar & North Africa.

#### DETAILS:

Bedrooms : 3

Bathrooms : 1

Built m2 : 150

Plot m2 : 112

#### FEATURES:

Woodburning Stove

Terrace/s

Scenic Views

Patio

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 A property description may be changed or a property withdrawn from the market without notice.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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