



Location: Gaucín, MÁLAGA

Built m2 : 337

Plot m2 : 535

FEATURES:

Terrace/s

Scenic Views

Patio Garden

Patio

Garden

Courtyard

SUBSTANTIAL OLD VILLAGE PROPERTY – EXTENSIVE PLOT WITH A TERRACED GARDEN

BUILDING LICENCE FOR A LARGE NEW HOUSE

(4 bed, 4 bath, 1 bed apartment, garage, plunge pool, terraces, courtyard, garden)

This is a rare opportunity to acquire a very substantial old village property occupying an extensive plot in an enviable location only a stroll away from a variety of shops, tapas bars and several high-quality restaurants. The property has a lovely rural aspect to the south west with scenic views of the surrounding countryside and of the village.

This traditional old house has been unoccupied for many years and requires either substantial renovation, or offers an outstanding development opportunity. Some of the original antique features such as decorative hydraulic floor tiles, old roof tiles & oak beams, may be reclaimable and incorporated in the new construction.

The British owners engaged a Spanish architect to design a large family house that retained the existing perimeter walls. The approved design provides extensive living accommodation, comprising 4 ensuite bedrooms, plus a guest apartment with 1 ensuite bedroom. The layout takes full advantage of the views, and incorporates a central courtyard, terraces, plunge pool, and a garage.

The 'Proyecto' has been approved by the relevant authorities and a building licence recently issued. The planned construction is for a modern, energy efficient, eco-friendly home (445m²), including provision for double glazing, underfloor heating and central aircon throughout, and a wood burner in the living room.

Alternatively, an interested buyer may wish to submit alternative plans for approval, for example, the construction of two new houses, several apartments, boutique hotel, guest house/B&B, etc. Any alternative scheme would require a new 'Proyecto' to be approved by the local Town Hall and a new building licence obtained at the cost of the buyer.

There are locally based, reputable Spanish architects & builders (English speaking) who offer a 'turnkey' project service. This includes building design, project approval, licence application, construction and project management.

[*Detailed plans & full project information is available to seriously interested buyers.*](#)

More details:

- Mains water available
- Mains electricity available
- Internet available
- Easy access
- On-street parking nearby



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