



## MĚSTSKÝ DŮM 3 LOŽNICE

📍 Benalauría

**REF# R4777930 – 425.000€**



3

Ložnice



3

Koupelny



284 m<sup>2</sup>

Built



3662 m<sup>2</sup>

Plot

**SUPERB RURAL HOME AND LIFESTYLE BUSINESS FOR SALE NEAR RONDA** A very special property – A stunning home and lifestyle hobby business has just come onto the market and it won't stay long that's for sure! Located right on the edge of the quaint white village of Benalauría, on the slopes of the spectacular Genal Valley, nestled between rich chestnut forests and sun-kissed olive groves in the heart of the spectacular Serranía de Ronda, Málaga, Spain. **THE PROPERTY** :- Large detached villa of 284m<sup>2</sup> built over three levels and with a garden. **BONUS** :- included in the price is a 3,250m<sup>2</sup> plot of land, located a short walk – approx 200metres from the property along a little country lane. This plot has 250 well cared for olive trees, is fenced and has mains water connected. This is a rustic plot – not able to be constructed on, ideal for a market garden, keeping hens etc. An opportunity for self-sufficiency – living the

good life ! Each of the three levels has a self contained apartment . The owner lives in the top floor duplex and rents out the other two apartments as self contained holiday lets . Fully licenced for year around tourism . Each apartment has a private entrance from street levels . This house is the last on the lane that exits the village , so the area is only residential and quiet . It short stroll to the village car park and to the village town square where there are bars /restsaurants and shops. The large open air municipal pool is open July and August and costs just 1 € a day to use !

**GARDEN APARTMENT – Rental unit 1 .** Enter through the gates into an enclosed garden that runs along the entire apartment side . Some charming areas to sit and enjoy the incredible views – there would be space for a small plunge pool to be installed- or perhaps a hot tub ! Open plan farmhouse style kitchen and dining area . Fully equipped with fridge, washing machine . A small salon with sofa bed (this is used as a 2nd bedroom for rental guests ) The master bedroom features a luxurious queen-sized bed and a large wardrobe. Spectacular views onto the citrus trees and hills The private bathroom with shower with its green tiles is as fresh as the garden. Central heating and air-conditioning . WIFI . Sunny patio and citrus trees in the garden

**MIDDLE APARTMENT** Lovely big open plan living /dining and kitchen – This is a light and airy room with outstanding views – The living area is designed with sofa couches that convert into sleepers – comfortably accommodating up to 4 /5 guests The fully-equipped kitchen has a gas stove top, fridge and washing machine. On winter nights the wood-burning stove provides a special atmosphere while gazing at the pristine Southern skies.A particularly lovely feature is the charming balony off the living area – A area to sit and enjoy the views or al fresco dining The spacious bathroom leads off the living area and offers a shower and a bath.The master bedroom is spacious and comfortable and leads off to a lush terrace with more of those incredible views .NB. There is a large storeroom next to the bedroom – this could be converted into an ensuite shower room for the bedroom .

**FEATURES** Double glazing Balcony y patio with furniture AC cold/warm Smart TV Wifi Washing machine Wood-burning stove

**DUPLEX APARTMENT** The 50m<sup>2</sup> terrace overlooking the Genal Valley and hills is the perfect place to have breakfast or spend many a night with a glass of wine under the open skies.Fully-equipped, farmhouse style kitchen with a wood-burning stove .Fabulous and unique design bathroom with bath and walk in shower . stunning views ! This duplex is a perfect and comfortable spacious private home to enjoy . There are magnificent views from every window to enjoy from the sunrise in your bed to the sunset and the Southern sky on your terrace.The upper floor features a large living room and a wonderful double bedroom with a large walk in dressing room – easy conversion to include a wet room/shower room . A little staircase from the living room takes one to a mezzanine day room – A flexi space which could be used an a office or ocassional extra bedroom .

**FEATURES** Double bedroom with deluxe king-size bed 180cm x 200cm Fully equipped kitchen with gas cooker and oven, microwave with grill, toaster, fridge freezer and filtered water Main bathroom with bath & spacious shower, toilet and bidet Lounge Wifi (fibre optic) 50 m<sup>2</sup> terrace Patio furniture Washing machine & tumble dryer AC cold/warm Wood-burning stove

**SOME FURNITURE, AND EQUIPMENT FOR RENTALS WILL BE INCLUDED AND OTHER ITEMS CAN BE FOR SALE BY SEPARATE NEGOTIATION.** Annual tax ( IBI ) 524.24





