



## D?M 3 LOŽNICE

📍 Tolox

**REF# R4803589 – 229.000€**



3

Ložnice



1

Koupelny



76 m<sup>2</sup>

Built



6192 m<sup>2</sup>

Plot

### Rustic Finca in Sierra de Las Nieves

This country estate in the heart of nature, located within the Sierra de las Nieves Biosphere Reserve, offers a unique opportunity to live organically and self-sufficiently. Situated in a peaceful environment, just 30 minutes from Marbella and 40 minutes from Málaga airport, the property combines the tranquility of the countryside with proximity to essential amenities.

## Property Details

Location: Tolox, 12 km from Coín and 30 minutes from Marbella.

Built Area: 76 m<sup>2</sup> on a single floor.

Land: 6,000 m<sup>2</sup> plot, slightly sloping towards the river.

Bedrooms: 3 fully furnished bedrooms.

Bathroom: 1 bathroom with shower and WC.

Kitchen: Interior kitchen with fireplace and stove. Additionally, there is an outdoor kitchen with drinking water, washing machine, dishwasher, and ceramic hob, perfect for enjoying the weather.

Terrace: Spacious L-shaped covered terrace, with a fixed table and spectacular views of the mountains and the Grande River.

Garage: Space for 3 cars and a large garage for 1 car.

Swimming Pool: 6x3 m pool with cleaning system, surrounded by greenery.

Garden: Extensive cultivation area with 90 young avocado trees, various fruit trees including oranges, mandarins, grapefruits, lemons, persimmons, pears, loquats, fig trees, olive trees, pomegranates, quinces, apple trees, plums, walnuts, and grapevines.

Additional Infrastructure: Horse corral, brick kennel, chicken coop with fenced yard, well for irrigation, and a septic tank built 3 years ago.

Services: Connected to the electrical grid, mountain drinking water with minimal maintenance (100 euros annually), Internet availability, and access to the property via a private road and shared bridge.

Neighborhood: Friendly neighborhood and an international community in nearby Coín, where there are also business opportunities such as Airbnb-type rentals.

## Considerations

Energy Certificate: In process.

Taxes and Expenses: Low property taxes.

This estate is ideal for those seeking a peaceful and self-sufficient lifestyle in a natural setting, without sacrificing proximity to modern services and amenities. The property also offers potential for agricultural projects or rural tourism.





