



## SAMOSTATN? STOJÍCÍ VILA 4 LOŽNICE

📍 Guadalmina Alta

**REF# R4838956 – 2.200.000€**

IBI

568 €/YEAR

Garbage

139 €/YEAR



4

Ložnice



2

Koupelny



300 m<sup>2</sup>

Built



2008 m<sup>2</sup>

Plot

Charming Country House with Panoramic Views in Guadalmina Alta

This charming country house, located in the desirable area of Guadalmina Alta, offers stunning panoramic

views of nature, a serene lake, and the La Concha mountain. It's ideally situated, providing the tranquility of countryside living while still being close to essential amenities.

**Highlights:**

- **Beautiful Views:** Enjoy sweeping views that bring a sense of calm and connection to the surrounding nature.
- **Prime Location:** Located in Guadalmina Alta, this home offers the perfect balance of nature and convenience. The Guadalmina Shopping Centre, with its various cafes, restaurants, and stores, is just a 5-minute drive away. The prestigious Guadalmina Golf Club is also just a short drive from the property.
- **Charming Atmosphere:** The house exudes charm and atmosphere, with its rustic yet modern design and beautiful wood ceilings throughout, making it a true Mediterranean gem.
- **Spacious Living:** Currently featuring 3 bedrooms and 2 bathrooms, the home's layout can easily be expanded to 6 bedrooms if needed.
- **Open Kitchen and Dining:** A big open kitchen with a large dining area, perfect for gatherings, along with a convenient pantry for extra storage.
- **Recent Upgrades:** Refurbished in 2023/2024 with new windows, air conditioning, a pellet stove, a fireplace, a new kitchen, and updated bathrooms. The water and electrical systems have also been modernized.
- **Outdoor Spaces:** The property offers both shaded and unshaded terrace areas, perfect for relaxing or entertaining outdoors. There's also space for a barbecue area, ideal for enjoying meals with family and friends.
- **Carport and Garden:** A carport with space for 2 cars, plus a large, easy-to-maintain garden with various fruit trees and plenty of room for a vegetable garden.
- Annex Houses:** Includes an annex with a laundry room and gym, plus another annex currently used for storage, offering additional potential.
- **Ideal Location:** The location is ideal, with close proximity to Nueva Andalucía, La Quinta, San Pedro de Alcántara, and Puerto Banús. Despite this convenience, the home feels like a countryside retreat, offering a natural and peaceful environment.

This country house in Guadalmina Alta perfectly blends natural beauty, charm, and modern convenience. It's ready for you to move in and make it your own.

Contact us today to arrange a viewing.







