



## MĚSTSKÝ DŮM 3 LOŽNICE

📍 La Heredia

**REF# R4841914 – 595.000€**



3  
Ložnice



4  
Koupelny



141 m<sup>2</sup>  
Built

A charming house with sea views and garden, nestled amid the tranquil embrace of verdant foliage, this home offers a sanctuary of comfort, tradition and charm. The house is located in beautiful and unique village of La Heredia.

The house is spread over 3 floors. The living area is on the entrance level, with fireplace and guest cloakroom, guest bathroom, kitchen, French windows and a large terrace, which has a built-in barbeque and is partially covered. The terrace offers stunning views over the Mediterranean sea.

Ascending to the top floor, a small study awaits, offering a tranquil space for contemplation or catching up on work. Another terrace graces this level, offering a secluded sanctuary to savor morning coffee or evening cocktails while drinking in the mesmerizing beauty of the sea stretching to the horizon.

Descending to the bottom floor, two ensuite bedrooms await, each exuding comfort and style. Each room opens onto a ground terrace adorned with olive trees and beautiful flowers. The third bedroom, accessed through this terrace, offers a separate entrance and features a cozy single bed and ensuite bathroom, providing a private haven for rest and rejuvenation.

In every corner of this enchanting retreat, from the panoramic terraces to the intimate bedrooms, the essence of holiday bliss awaits, ready to envelop you in its embrace and create memories to last a lifetime.

The beautiful Pueblo of La Heredia is just a few minutes drive to San Pedro, Benahavís, Puerto Banus and Marbella. It is an ideal location for discovering the many tourist delights of Andalucía, including Ski-ing in Sierra Nevada. There are numerous golf course within a short drive, including Los Arqueros and La Quinta.

From the house you can reach Malaga or Gibraltar airports in 45 minutes via the autopista (AP7), making this a very accessible location.

La Heredia is nestled in the foothills of the Ronda Mountains, enjoys outstanding views including Los Arqueros Golf, the Mediterranean Sea, Gibraltar and the North African coastline. These spectacular vistas are to be enjoyed by day and night. La Heredia and the urbanisation of El Madroñal border the Ronda national park. From here there are many routes one can take for hiking. A great variety of Fauna and birdlife can be seen from our doorstep including Wild Boar, Deer, Ibex, Griffon Vultures and Bonelli's Eagle.

The property has a tourist license and great rental potential.

Climate Control: Air Conditioning Hot/Cold, Fireplace

Kitchen: Fridge, Oven, Hob, Dishwasher, Washing Machine, Toaster, Kettle, Nespresso Machine, Cafetiere, Juicer, Dishes and Utensils

Bedrooms: 2 Double beds + 1 Single Bed

Bathrooms: Bath and Shower

Pool: 2 Communal Pools (one heated in winter months)

Parking: Street Parking (In front of property)





