



## MĚSTSKÝ DŮM 3 LOŽNICE

📍 Comares

REF# R5309218 – 500.000€



3  
Ložnice



2  
Koupelny



142 m<sup>2</sup>  
Built



869 m<sup>2</sup>  
Plot



443 m<sup>2</sup>  
Terrace

In the heart of the enchanting Axarquía region, where the hills roll gently to the horizon and white villages sparkle under the Andalusian sun, lies the picturesque village of Comares. Known for its unspoilt nature, extensive hiking trails and breathtaking panoramic views, this region is often praised as one of the most beautiful areas in southern Spain. Comares itself, majestically situated on a mountain ridge, offers spectacular views over valleys, olive groves and impressive mountain ranges. The village exudes history. Centuries ago, it was inhabited by the Moors, and their influence can still be felt today in the narrow streets, the architecture and the warm, authentic atmosphere that makes the village so unique. Here, peace, beauty and a timeless feeling of coming home reign supreme.

On the edge of this beautiful white village, in a small and quiet street with phenomenal mountain views, is one of the most beautiful properties in Comares, considered by many to be the jewel of the village. What makes this house truly exceptional is its rare and completely walled garden: an oasis of privacy and greenery that is hard to find in the village.

A large, old traditional wooden gate leads to a paradise-like courtyard garden. Fruit trees, stately cypresses and an abundance of flowers create an intimate, Mediterranean atmosphere where tranquillity and beauty come together. There are two separate houses on the estate, harmoniously integrated into this unique setting. Both houses have their own kitchen, bathroom and bedrooms, offering countless possibilities — from spacious private living to guest accommodation or investment property.

The various terraces in the courtyard garden are carefully oriented so that one can enjoy sun or shade at any time of the day. One terrace, with a charming American swing, offers breathtaking views of the mountains — a place where time seems to stand still. The garden also features a beautiful old, large fireplace, ideal for gathering around the fire in the evening or organising an atmospheric barbecue under the starry sky.

The main house has been completely renovated with respect for its Moorish inspiration, a subtle reference to the rich history of the village. Authentic elements have been preserved, while all electricity and water pipes have been completely renewed, ensuring contemporary comfort.

Upon entering, one is welcomed into an impressive high-ceilinged living space with a ceiling height of no less than five metres. This space exudes grandeur and warmth and is equipped with a new Brunner wood-burning stove — of the highest quality — which, together with the cosy TV seating area, creates a luxurious and comfortable atmosphere. Adjacent to this is a second living room, furnished for atmospheric low dining with a beautiful Moroccan salon. A new quality stove has also been installed here, giving each room warmth and character.

The bathroom on the ground floor has been completely renovated and combines modern comfort with authentic charm. The kitchen has also been completely renovated and equipped with new appliances, a new built-in fireplace and high-quality equipment, including a Samsung refrigerator, new washing machine and dryer in the practical utility room. From the kitchen, there is direct access to a particularly stylish outdoor kitchen with a recently built barbecue and sink — a dream for those who love long summer evenings and outdoor dining.

Upstairs there are two bedrooms, one of which opens onto a pleasant terrace with, once again, impressive views of the mountains.

The second house, located in the garden, offers a cosy living area with kitchen and a new bathroom on the ground floor. On the first floor, there is an exceptionally spacious and idyllic room with five large windows overlooking the mountain landscape. A new fireplace insert has also been installed here, providing comfort and atmosphere throughout the year.

This property is undoubtedly unique and rare. It combines authenticity, charm, privacy and comfort in a way that is rarely found. The house is sold fully furnished and is ready to move into, including furnishings and household goods. It offers the possibility to live in the larger house yourself and use the smaller one as a guest house or investment property.

In addition, the adjacent house is also being offered for sale by the same owner, our reference R5309233. Together, these properties can be combined into one impressive complex with three houses — ideal as an exclusive family property or as a particularly attractive holiday rental project.

Comares is surrounded by numerous hiking trails, including several GR paths, and is a perfect base from which to discover Andalusia. Located in the triangle between Granada, Seville and Córdoba, and only 35 minutes from the coast and 45 minutes from Málaga airport, this location combines absolute tranquillity with excellent accessibility.

For those looking for something truly exceptional — an authentic and characterful property with soul, history and breathtaking views — this house is a unique opportunity. A rare gem in the heart of Andalusia, ready to welcome a new owner who appreciates beauty, tranquillity and exclusivity.

Contact us quickly for a viewing! It can also be done virtually!









