



## FINCA MIT 3 SCHLAFZIMMER

📍 Gaucín

**REF# R4750561 – 249.000€**



3

Schlafzimmer



1

Bäder



105 m<sup>2</sup>

Built



2800 m<sup>2</sup>

Bauland

For sale between Gaucin and Cortes de la Frontera - Idyllic country cottage with fertile fruit orchard.

The sounds of the little cascading stream running along the side of the property, the birdsong , the air perfumed by the heady smells of the jasmine bushes and orange blossom – this is the greeting that awaits one as you enter this charming and comfortable country cottage .

Totally private, yet only a few minutes drive up a private little tarmac road to the property . No passing traffic,

A solidly built fully legal country home in a great location !

The house is a single floor construction offering 3 generously proportioned double bedrooms – each with fitted wardrobes. A large family bathroom . Open plan living/dining kitchen . The kitchen has solid wood cabinetry, fridge freezer, hob and oven and washing machine . The living room as a wood burning fireplace.

To the front, off the main living room is a lovely terrace which a high vaulted cathedral style wood beamed ceiling , which overlooks a pretty water fountain and the garden beyond . perfect for outside dining .

The house benefits from central heating throughout the house ( run off gas ) A great advantage for the cooler winter months .

Mains electricity , Water supply is abundant . sources from a natural Spring , which supplies the house and gardens with endless quantity of free water – this is worth its weight in gold.

This is a gardener's dream house ! The fruit orchard has fig trees, plums, apricots, pears, apples, cherries , orange and lemons . Olive trees . There is a rose walkway , a herb garden and many charming little zones full of tropical flowers . There is even a Spring garden with tulips and daffodils ! A vegetable patch of course ! with such an ample supply of water, the lawns are green and lush.

Just a short 5 minutes walk down the hill to one of the best restaurants in the area . Nearest shops and amenities are to be found at Gaucin village ( approx. 6 mins drive or Estacion de Cortes approx. 6min drive .

Great holiday or retirement home

Annual Council tax 106.00 euros per year

Priced to sell quickly €268,500





