



## DETACHED VILLA WITH 4 BEDROOMS

📍 Villanueva De La Concepcion

**REF# R4651546 – 385.000€**



4  
Beds



2  
Baths



177 m<sup>2</sup>  
Built



3000 m<sup>2</sup>  
Plot



250 m<sup>2</sup>  
Terrace

This beautiful rural property has a quiet, rural but not remote location. On the edge of urbanisation Fuente Amarga, this property is situated with overwhelming views. In the beautiful green countryside of Almogia and surrounded by a few neighbours, it is a wonderful peaceful location!

This is an opportunity to acquire not only a beautiful country house, but also a lucrative property for holiday rentals in this popular region. To date, the property has been used as a private residence. Also, the owners generate an income provision for rental from April to October as a Casa Rural with accompanying licence.

Arriving at the property, we enter the plot (about 3000m<sup>2</sup>) through a double gate. The property is fenced and, despite its neighbours, offers plenty of privacy. The access road is gently sloping upwards and the pool has a central location. This pool has a solar heating system and a cover. Next to the pool is a canopy for hot days with slats that can open and close. Of particular note is the diversity in the beautifully landscaped garden and the various beautiful views.

At the entrance to the house, there is a small patio with a terrace, with access to the guest room. The guest room's bathroom is located behind the house. The patio also gives access to the spacious kitchen, equipped with all necessary kitchen appliances.

Adjacent to the kitchen, you enter the living room with air conditioning and wood-burning stove. The spacious room gives access to the pleasant bright conservatory and the hallway. From the hallway, there is access to three spacious bedrooms. These bedrooms all have beautiful wooden built-in wardrobes. The bathroom is spacious and fully equipped.

The outdoor space is nice and functional. The house was given an extra foundation a few years ago by means of a concrete construction. A nice terrace was then constructed. Under the terrace is a water storage for 12000 litres of water and two other storage areas, each 4000 litres. This water comes from rainwater collection and a water vein located under the plot. This explains the beautiful green garden. For domestic use, the property has access to city water.

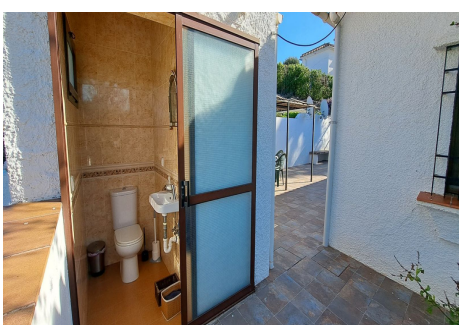
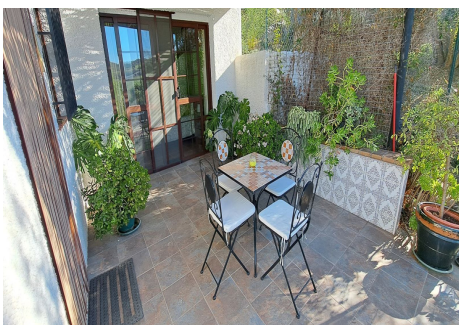
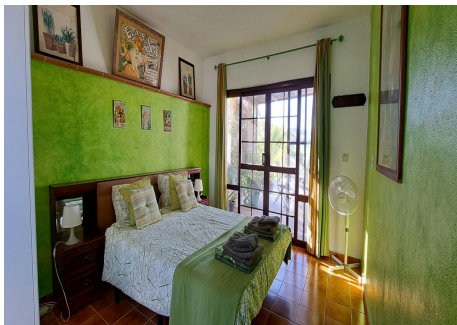
An outdoor kitchen with BBQ is located on the new terrace, next to the pool shower. There is also an outdoor bathroom with separate toilet and storage space! Lovely for showering after swimming. Finally, on top, in the garden, there is a spacious storage room for garden tools.

The city of Málaga and the international airport are less than 45 minutes' drive from this property, via a paved and very well-maintained road. All major Andalusian cities such as Granada, Seville, Cordoba and Ronda are all a wonderful day trip from this location. Also crowd-pullers like "El Caminito del Rey", the lakes of Ardales and the rocks of El Torcal are a short distance away!

Just 10 – 20 minutes' drive away are several villages, (Pastelero, Villanueva de la Concepción, Valle de Abdalajís and Almogía) with restaurants and shops.

Electricity, drinking water and high-speed internet are connected.







PLANTA DE DISTRIBUCION.

