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## Villa

Ardales



Rooms: 6

Bathrooms: 2

M<sup>2</sup>: 270

Price: 279,000 €

Status: Sale

Property Type: Villa

Reference: R4122469

Publish date: 12.05.23

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Overview: This extremely well-presented villa is situated on the outskirts of Teba. Only 55 mins to Malaga and the coast. The villa is located on a quiet country road with very little passing traffic (resident only). Built in 2005, the property is in excellent condition throughout. Distributed over two floors, an independent apartment located on the ground floor, with an interconnecting internal staircase should you wish to use the property as one large dwelling. Constructed on a slight slope, the top floor has its own entrance. Boasting a large living room with log burner set as the central focal piece, four double bedrooms, family bathroom and kitchen with direct access onto a large, covered terrace with pool, garden and country views, the perfect spot for outdoor dining. Downstairs you will find a very spacious apartment with two double bedrooms, spacious bathroom, living room and an incredibly large kitchen diner with direct access out to the terrace overlooking the pool. The apartment has been recently renovated offering modern neutral décor throughout. Other features include open fireplace, log burner and hot/cold air conditioning with water being supplied from a communal well. Next to the apartment is a large store room. The villa sits on a plot of 950m<sup>2</sup>, with a carport situated to the side of the property. The pool is 8 x 4 m with an abundance of space located to the front and rear of the plot. This property is perfect for those seeking a home with rental income as the apartment can be completely independent. The location is quiet with excellent access to the Lakes of Ardales and El Chorro, an amazing location for Paddle Boarding and Kayaking. There are an abundance of country walks

available including rock climbing. Plenty to keep your guests occupied during their stay. The Listing agent for itself and as agent for the vendor gives notice that: 1. These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. 2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. 3. All statements in these particulars are made without responsibility on the part of Listing agent or the vendor. 4. No statement in these particulars is to be relied upon as a statement or representation of fact. 5. Neither Listing agent nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. 8. No assumption should be made in respect of parts of the property not shown in photographs. 9. Any areas, measurements or distances are only approximate. 10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11. Amounts quoted are exclusive of Tax if applicable.

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Features:

Pool, Air conditioning, None, Parking, None