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## Rustic house

Villanueva del Trabuco



Rooms: 5

Bathrooms: 0

M²: 266

Price: 295,000 €

Status: Sale

Property Type: Rustic house Reference: R4281562

Publish date: 14.01.24

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Overview: Recent reduction from 365.000€ to 295.000€ for a fast sale!! Beautiful and spacious Finca with a lot of potential located in a very quiet area and a short distance from the town of Villanueva de Trabuco with excellent access by paved road. The property is distributed as follows over 2 floors: Beautiful front terrace at the entrance with a seating area, large entrance hall (where we will return a couple of times) that distributes a large part of the house and from where we go to the living room that leads to the rear terrace or to a corner of the property, which may be one of the various rental areas with independent access distributed as follows: entrance hall where stairs lead to a bedroom and a bathroom next to the hall. Returning to the main hall, we can go to the second door on the left where is the very large kitchen, fully equipped with a dining table, pantry, and access to a beautiful glazed terrace that can be used as a dining room with beautiful views of the garden. Returning to the main hall again, we take another path to the first door on the right where there is a second kitchen that is used for laundry and storage, there is a toilet, a workshop and a large room that is used as an office. Once again from the main Hall, we can go to first door on the left where is a room that is currently used as an ironing room and storage room. For the last time we return to the main hall, from where we go up to the upper floor where the main rest area is located. Here there are 3 bedrooms (2 are doubles), a complete bathroom with an anteroom where all the bedding is stored, and also a very large corner made up of 2 very spacious and bright rooms with the possibility of converting them into large bedrooms that have access to a beautiful semi-covered terrace with panoramic views of the countryside and mountains. This terrace (and therefore the upper floor) also has an external staircase so the entire floor can be converted into another independent area for rent. Outside: 100% flat, useful and fenced plot with a wonderful

garden in excellent condition maintained by the owner himself. The garden is easy to maintain with an automatic irrigation system where there are several areas to sit in the cool under the trees, a large orchard and of course the pool area with 100% privacy and tranquility where next to it there is a small room ideal for protection from the sun. There are also 2 driveways with plenty of parking space. Among the mature trees are the olive, apple, pear, plum and orange. Shrubs of lemon, walnut, almond, pomegranate, quince, pepper and berries of various kinds. There are 7,000 liters of rainwater storage tanks. There is main water and electricity. Plot 2,924m2. Built 266m2. Year of construction 1970. Distances: Villanueva del trabuco 4.6km. Antequera 42km. Malaga city center 55km. Malaga airport 64km Granada 80km.

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Features:

Pool, None, None, None, Parking