

## Villa for sale in Benalauría, Costa del Sol

4 Bedrooms | 2 Bathrooms | 288 m<sup>2</sup> Interior | 30 m<sup>2</sup> Terraces | **Pool** Yes |



### Property Description

Beautiful country house built like an Andalusian country house, with spectacular mountain views. It is located very close to the well-known town of Gaucín and Cortes de la Frontera, and it has a large plot which is ideal for horses.

The plot is next to a river, and has very charming areas where you can see the river, listen to the water and enjoy nature.

This country property is in an area full of nature with many native trees such as cork oaks, gall oaks, olive trees, etc.

This country property close to Gaucín represent a unique opportunity for the discerning individual who values absolute privacy and security in glorious surroundings abundant with wildlife.

When we arrive at the property we find an iron gate which gives access to the car park, the gardens and the terraces of this beautiful finca.

The first impression of the interior of the house is light. It has the great advantage of being south facing, so it enjoys all day sun.

This information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice. The house is built practically all on one floor except the main bedroom and a bathroom which are located on the upper floor.  
Urb. Marbella Real, Local 2 (29602) Marbella - Spain Tel. +34 952 765 428 - Email. [info@marbellaliving.com](mailto:info@marbellaliving.com)

On the ground floor we have a spacious living room with a fireplace and a ceiling with wooden beams, there is a large door with access to a beautiful porch with wooden beams from where you have a simply wonderful view of the mountains, a fully large equipped kitchen with a breakfast table, and exit door to the outside terraces, next to the kitchen we have a dining area, in the other area of this floor we have a room used like an office, two large bedrooms both with wooden ceilings and large good quality windows. The 2 bedrooms have a lot of light and a fully equipped bathroom. There are other buildings which are currently used, one is a laundry area, another for storing gardening tools and two others that are currently not used, but they have a lot of potential to be used as the buyer wishes.

On the upper floor is the master bedroom, which is very spacious, has a wooden ceiling, many fitted wardrobes, air conditioning and also has a fully equipped bathroom with a shower and bathtub.

The finca is completely fenced, it is quite flat, it has a lot of well-established trees many years old, part of the plot adjoins a river, it has its own water from a well together with an additional system to pump water from the river for irrigating.

The access road is good, it has a beautiful mature garden around the house and different terraces which give it a very pleasant atmosphere and that gives the feeling that you are in a beautiful Andalusian cortijo.

Some "selling points"

- Heated pool, with seating (bench) and LED lights inside. The pool is easy and cost efficient to maintain, new with guarantee. Size: 5x3 m.
- New pool deck. Also easy to maintain and durable.
- Carport with new, gray fabric, very durable and high quality (from South Africa). The fabric is inside the store room/workshop).
- A lot of storage space; spacious workshop, laundry room, old stables with storage. Separate room for gas bottles.
- Two separate plots of approx 30.000 m2 (divided in 2 escrituras).
- Well constructed house with original details, high ceilings, beams.
- Central heating plus ACs. We have ACs in all bedrooms (no AC in the "office").
- Walking distance to the village and the train station.
- Good and well maintained access road.

It is a unique property, with total privacy which fulfills every possible dream.

**MARBELLA LIVING**  
Estate Agents

€ 720.000

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