



# Detached Villa for sale in Vélez-Málaga, Velez-Málaga

430.000 €

Referenz: R4373428 Schlafzimmer: 3 Badezimmer: 2 Grundstücksgröße: 485m<sup>2</sup> Garten: 294m<sup>2</sup> Terrasse: 30m<sup>2</sup>





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## Costa del Sol East, Vélez-Málaga

We offer you this unique opportunity in the historic centre of Vélez-Málaga, declared a Historic-Artistic Site. Due to its typology and façade, it would seem to be just another home in the historic centre of the third city in the province of Malaga, but nothing could be further from the truth, because once you enter and close the door, you won't believe where you are.

This is a property that was completely remodelled in 1987 and stands out for its spaciousness and luminosity provided by the south-east orientation and because all its rooms are exterior. In the spacious and bright entrance hall, where you have access to the parking lot and a full bathroom, two beautiful old wrought iron doors stand out. One of them provides access to a true oasis that makes this property a unique and different home, it is a huge and sunny garden with a swimming pool, a large barbecue area, fruit trees, a covered terrace, a storage room, a full bathroom and a private well that will allow you to fill the pool and water the entire garden.

This unique property has a living-dining room on the ground floor which is completed with a huge kitchen with direct access to the garden, a laundry and ironing area, as well as a large pantry so that you don't lack anything. On the upper floor you can see three large, bright, exterior rooms with built-in wardrobes, a main bathroom, as well as another large living room with access to a terrace and access to the pool-barbecue area that you can convert into a fourth room if you wish.

And if you thought it was missing something, the property is located just a few meters from all the necessary services (supermarkets such as Mercadona, Covirán, Maskom, food market, schools, institutes, pharmacies, medical center, local police, music school, language school, bus stop to any point in the province, etc.) which you can easily walk to.

What more could you ask for?

Call me and let's go see it, I'm sure you won't believe that you are in the center of a big city!

In compliance with the Royal Decree of the Andalusian Government 218/2005 of October 11, which approves the regulation of consumer information in the sale and rental of homes in Andalusia, the client is informed that the Abbreviated Information Document (D.I.A.) is available in our office. The purchase and sale costs (notary, registration and I.T.P.) are not included in the price of the property. There are no real estate brokerage fees additional to the sale price.

This property is marketed through the Multivexclusiva system, which implies that any management carried out in relation to the sale of the same, must be carried out through our agency. For this reason, we ask that you contact us directly without bothering the owners or occupants of the property directly.



## Eigenschaften:

### Merkmale

Überdachte Terrasse

Private Terrasse

Lagerraum

Versorgungsraum

Grill

### Zustand

Gerecht

### Küche

Voll ausgestattet

### Energiebewertung

E

### Orientierung

Südost

### Pool

Privat

### Sicherheit

Alarmanlage

### CO2 -Emissionsbewertung

E

### Klimakontrolle

Klimaanlage

Zentralheizung

### Möbel

Voll eingerichtet

### Versorgungsunternehmen

Trinkbares Wasser

Telefon