



## Detached Villa for sale in Vélez-Blanco, Vélez-Blanco

**375,000 €**Reference: RS17671   Bedrooms: 5   Bathrooms: 6   Build Size: 800m<sup>2</sup>   Terrace: 50m<sup>2</sup>



## Inland Almeria, Vélez-Blanco

### Stylish Luxury Villa on the Edge of Vélez-Blanco

Set on the outskirts of the enchanting Andalusian village of Vélez-Blanco, this beautifully crafted luxury villa offers elegance, comfort, and generous living space—all within a peaceful, authentic Spanish setting.

From the moment you arrive, it's clear that the current owners have poured heart and soul into creating something truly special. The property stands proud with timeless curb appeal and a refined architectural finish, flanked by a 90 m<sup>2</sup> garage on one side and an inviting terrace on the other—perfect for soaking in the mountain air and village views.

#### Ground Floor – Designed for Living Well

Enter the home via a spacious 21.5 m<sup>2</sup> entrance hall, where natural stone flooring and custom wood-and-iron staircase details immediately set the tone for quality and warmth. This level boasts an open-plan living room with kitchen (44.5 m<sup>2</sup>)—ideal for entertaining or family life.

From here, you'll find:

A full bathroom (6 m<sup>2</sup>)

A second hall (7 m<sup>2</sup>) connecting to:

A bedroom (18 m<sup>2</sup>)

A gym or office (12 m<sup>2</sup>)

Direct internal access to the garage

#### Upper Floor – Comfort and Space

Ascend the elegant staircase to a central hall of 28 m<sup>2</sup>, which leads to:

A second living room (27 m<sup>2</sup>)

A fully equipped second kitchen (17.5 m<sup>2</sup>) with pantry (4 m<sup>2</sup>)

Two additional bathrooms (6.5 m<sup>2</sup> and 7 m<sup>2</sup>)

Three bedrooms (12 m<sup>2</sup>, 17.5 m<sup>2</sup>, and 19 m<sup>2</sup>)

A laundry room (4.5 m<sup>2</sup>) with access to a private patio

#### Top Floor – Convertible Attic with Street Access

The top level is a full attic covering the entire footprint of the house. Thanks to the sloped terrain, this space is directly accessible from the rear street, offering an exceptional opportunity to convert it into a self-contained apartment—ideal for guest accommodation, rental potential, or multi-generational living.

#### At a Glance:

Total built size: Approx. 440 m<sup>2</sup>

Garage: 90 m<sup>2</sup>

6+ rooms, multiple lounges, and kitchens

Natural materials and custom detailing throughout

Ready for multi-family living or tourist conversion

#### About Vélez-Blanco

Nestled in the foothills of the Sierra de María-Los Vélez Natural Park, Vélez-Blanco is a charming village known for its whitewashed houses, rich history, and unspoiled surroundings.

#### Key Facts:



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Population: Approx. 1,984

Region: Los Vélez, Almería Province

Elevation: 1,067 m

Cultural Highlights:

Castillo de los Fajardo – an iconic Renaissance fortress

Cueva de Ambrosio – part of the UNESCO-listed Iberian Cave Art series

Traditional Mudejar, Renaissance, and Baroque architecture

Local Services:

Pharmacies: 1

Primary Schools: 4

Secondary School: 1

Hotels per 1,000 residents: 3.6 (a sign of rural tourism potential)

Distances:

Vélez-Rubio: 10 km

Almería City (capital): 89.7 km

Águilas or Mojácar: approx. 1-hour drive

This exceptional villa combines elegance, flexibility, and opportunity in one of Andalusia's most atmospheric rural towns. Whether you're looking for a luxurious family home, a retreat, or a potential boutique accommodation venture, this home offers it all.



## Features:

Alarm system	terrace	garden
central heating	store room	Garage
water heating	terrace size: 50	3 wardrobes
Kilter		