



## Finca - Rural Estate for sale in Canillas de Aceituno, Canillas de Aceituno

895.000 €

Referentie: R5035072 Slaapkamers: 7 Badkamers: 7 Plotgrootte: 72.000m<sup>2</sup> Perceelgrootte: 568m<sup>2</sup> Terras: 200m<sup>2</sup>







## Axarquía, Canillas de Aceituno

Welcome to Cortijo La Zapatera, an impressive country estate that effortlessly combines rustic charm with modern luxury. Nestled in the unspoiled countryside of the Axarquía region, just fifteen minutes from the white mountain village of Canillas de Aceituno and thirty minutes from the Mediterranean Sea, this 72,000 m<sup>2</sup> domain offers an exceptional lifestyle and countless possibilities. Surrounded by rolling olive groves, almond trees, and vineyards, this cortijo is the perfect setting for anyone dreaming of an upmarket B&B, a boutique retreat, a creative studio, or a small-scale winery.

With a generous built area of 568 m<sup>2</sup> and approximately 450 m<sup>2</sup> of living space, the main residence features six spacious bedrooms, each with its own en-suite bathroom, a separate guest apartment with a private terrace, and a charming, fully restored detached Casita filled with authentic details. Inside, you'll find warm living areas, a contemporary designer kitchen, underfloor heating, double glazing, and thick walls ensuring optimal insulation. The elegant staircase, multiple walled patios, inner courtyards, a covered south-facing terrace, and even a secret garden all contribute to a serene and grand atmosphere.

Outdoor living is just as impressive. A 10 x 5 metre swimming pool is surrounded by sunny terraces, an outdoor kitchen, and a covered lounge—ideal for long Andalusian days. There is also a spacious garage/workshop with a wine bodega, additional workspace, a utility room, laundry area, and shower. The Andalusian courtyard with a pond and flower beds, shady pergolas, and ample parking completes the picture. The vineyard currently boasts around 550 vines (Cabernet Sauvignon, Syrah, and Tempranillo), with its own wine-making equipment and expansion potential of up to two hectares.

The Casita is a self-contained guest house featuring a cosy living room, open kitchen, bedroom, and bathroom. It also offers private terraces and original elements such as a bread oven and grape-drying beds. This beautifully restored finca exudes history and charm while providing all modern comforts.

Cortijo La Zapatera is just seven kilometres from Canillas de Aceituno, a lively village with shops, restaurants, a weekly market, and a traditional bakery. Its location is ideal for nature lovers, with hiking trails such as El Saltillo and La Maroma nearby. Thanks to excellent transport links, Málaga, Granada, Ronda, Seville, and the coast are all within easy reach—and the ski slopes of the Sierra Nevada are less than two hours away.

This remarkable property offers not only a luxurious and comfortable home but also a wealth of commercial opportunities. Whether you envision running a charming B&B, producing your own wine, establishing an art gallery or yoga centre, or launching a culinary agriturismo concept, it's all possible here.

Cortijo La Zapatera is a rare find—a place where living and working come together in perfect harmony, surrounded by nature, tranquillity, and breathtaking views. A unique opportunity for those seeking character, quality, and the space to dream and create.



## Kenmerken:

### Extra's

Berging

WiFi

Gasten appartement

Gastenverblijf

### Uitzicht

Mountain Bekeken

Country Bekeken

### Zwembad

private Pool

### Tuin

private Garden

### Voorzieningen

Elektriciteit

### Zonorientatie

West

Zuidoost Zonoriëntatie

### Ligging

Landelijk

Bergdorp

### Meubilering

Volledig gemeubileerd

### Beveiliging

Alarmsysteem

### Klimaatbeheersing

Airconditioning

Vloerverwarming

### Huidige Staat

Uitstekende conditie

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

garage

More Than One