



## Detached Villa for sale in La Viñuela, La Viñuela

**349,000 €**Reference: R4152769 Bedrooms: 6 Bathrooms: 4 Plot Size: 1,403m<sup>2</sup> Build Size: 398m<sup>2</sup>



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## Axarquía, La Viñuela

Los Romanes is a quiet village located on a hill, with panoramic views of the La Viñuela reservoir. It is 25 minutes from the coast of Torre del Mar and less than an hour from Malaga and its airport. It has a public library, municipal swimming pool, supermarkets, and fabulous restaurants and bars, all within walking distance. In a cul-de-sac street is this fabulous property. It has a tourist license and is an ideal place to convert into a rural hotel. It is accessed through a sliding gate. Upon entering there is space to park and a ramp, on the right, with access to the main parking area. To the left of the entrance is the 25m2 swimming pool and the outdoor kitchen area with barbecue and hot/cold water. Behind it, there is an outside shower room. In front of the gate is the covered arched terrace, with views to La Maroma -the highest peak in the province of Malaga-, and the main entrance to the house. An elegant and bright distributor hall gives access, on the left, to three double bedrooms, a bathroom with shower and bathtub; and to the right, to a spacious living-dining room with a fireplace and a bright kitchen with all kinds of appliances and a large pantry. Behind the kitchen there is a room that could be converted into another bedroom and another shower room. From here there is access to a south facing terrace. We go down to the ground floor. Here, there are two double bedrooms, a shower room, a living-dining room and a kitchen. Exiting to a rear patio, on the west side of the house, we find a suite with a bedroom and a shower room. There is also a storage room, and a room with kitchen and bathroom that needs comprehensive reform. To the east side you pass to a covered terrace. From the terrace you go out to the outside area and access the main entrance ramp, which leads to a covered parking space and a house that is used as a warehouse, a garage and tool room. This house can be converted into more living space - three bedrooms, two bathrooms...whatever you want to do. On the edge of the property there is another closed garage for one vehicle and a plot with mango trees. We are pleased to be able to present this dream property to you soon, either personally or via virtual viewing. Because this world, it is unique - just like our Axarquía. In Andalusia. On the Costa del Sol. Here, on the sunny side of life...



## Features:

### Features

Private Terrace

Satellite TV

Storage Room

Double Glazing

### Views

Urban

### Pool

Private

### Garden

Private

### CO2 Emission Rating

D

### Orientation

East

### Setting

Close To Golf

Close To Port

Close To Sea

Close To Shops

Country

Close To Marina

### Furniture

Not Furnished

### Parking

Open

More Than One

### Climate Control

Air Conditioning

### Condition

Good

### Kitchen

Partially Fitted

### Energy Rating

D