



Viñuela - Villa



3 Bedrooms
 3 Bathrooms
 177,56 Area (m²)
 3000 Land Area (m²)
 Garage
 Swimming Pool
349 965 €
(EUR €)

Villa in the heart of the Axarquia and wonderful views of La Maroma.

This villa is located in La Viñuela, right in the heart of the Axarquia, and just 15 minutes from Vélez-Málaga and 20 minutes from the beaches of Torre del Mar. It is an area very visited by foreigners, mainly British, Germans and French who are surprised by the wonderful views of the Viñuela reservoir and the Maroma.

We present a rustic Villa located on a separate plot. The property is distributed on the ground floor and basement. In addition, within the same plot, we have ample space for caravan parking, with a space equipped for electricity connection and toilets.

We enter the property from the ground floor, from the Hall, you find on the right a toilet, a single bedroom and a double bedroom with a built-in wardrobe. To the front, you will find the living-dining room with a large window that accesses the large terrace of 24m². The living-dining room is also



Mario de Vicente Pelaez

Real Estate Agent

+34 629 475 352 · 952 55 25 33

mario@sureproperties.es

T +34 952 55 25 33 · T +34 629 475 352 · E info@sureproperties.es

Avenida Karat 10, Algarrobo

¹ (Call to national fixed network) | ² (Call to national mobile network)



connected to a fully equipped open rustic style kitchen, which gives access to an open space that can be used as a bedroom or private dining room. From this same living room, on the left, you find the third double bedroom en suite, with bathroom.

In the basement, which is accessed from outside the property, you have a covered garage for storage room use.

From the entrance of the plot, you have an open garage space that adjoins another bathroom next to the completely renovated outdoor dining-kitchen.

The large swimming pool is located in front of the property next to the outdoor dining-kitchen. This pool has a rolled fabric to cover it during the winter months and be able to keep the water all year round.

The plot is mostly planted with olive trees.

This villa has everything you need to have a rural life close to the coast, as it is located just 15 minutes from Torre del Mar and has direct access from the road, with no dirt roads to circulate.

DISTANCES

- Torre del Mar: 16 km
- Beach: 16 km
- Bars and restaurants: 1 km
- Grocery stores: 3 km
- Supermarket: 3 km
- Shopping centre: 21 km
- Golf course: 20 km
- Hospital/Medical Center: 21 m
- Malaga airport: 53 km

In compliance with Decree 218/2005, of 11 October, which approves the Regulation on Consumer Information on the sale of homes in Andalusia, the client is informed that the notary, registry and tax fees that are applicable (ITP or VAT + AJD) and other expenses inherent to the sale are not included in the price. The consumer has the right to be provided with a copy of the relevant abbreviated information document for the dwelling.

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Property Features

- Dishwashing machine
- Fireplace
- Solar panels pre installation
- Proximity: Mountain, Pharmacy, Schools, Open field
- Garage
- Views: Countryside views, Mountain views
- Sealed land area
- Solar orientation: West
- Balcony (m2): 24
- Fitted wardrobes
- Equipped kitchen
- Pool
- Terrace
- Floors: 1
- Quiet Location
- Energetic certification: C
- Mains water



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