



Viñuela - Country house



3 Bedrooms
2 Bathrooms
210 Area (m²)
1900 Land Area (m²)
 Swimming Pool

399 000 €
(EUR €)

House-Chalet for sale near the Viñuela Reservoir

This property is located in the area known as Puente D. Manuel, very close to the La Viñuela reservoir. It is a traditional construction whose owners have taken great care and have been able to conserve and recover traditional architectural elements.

The property is completely fenced with a plot area of 1.900 m², in a large part of the perimeter of the plot there are several trees (cypress) that allow to obtain an absolute privacy. The unbuilt part of the plot is designed to be able to enjoy the exterior with ample spaces for recreation. An ornamental fountain stands out, which in itself constitutes an important differentiating element. The owners have also taken advantage of the plot to design and build a mini playground where children will undoubtedly enjoy the space.

La propriété est située sur un terrain urbain, ce qui signifie que les modifications structurelles et les



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extensions de surface peuvent être réalisées sous contrôle administratif et facultatif.

The house is located on urban land, which means that structural modifications and surface extensions can be carried out under administrative and optional supervision.

The property is located close to the A-402 road that connects the area of La Viñuela with Boquete de Zafarraya, in the province of Granada. The easy communication allows us to reach Velez-Málaga (capital of the Axarquía region) in just 15 minutes and Torre del Mar (first class tourist centre of the region) in 20 minutes.

Its south-east orientation allows you to enjoy the morning light and a significant number of hours of daylight a day.

The property has a photovoltaic electrical installation which allows for considerable savings in electricity bills; it also has solar panels for hot water. The entire property is protected by a central alarm system.

The rear part of the property has several outbuildings which are used as a woodshed and storage room.

An important part of the property is the swimming pool, barbecue and outdoor dining area, the latter covered, which allows you to enjoy moments of enjoyment with friends and family. The swimming pool is surrounded by a wall with sinuous forms that allows a physical separation from the rest of the complex.

All the rooms are air-conditioned. The floor paved with tiles imitating wood, the ceilings with wooden beams and the white colour of the whole house give the whole property a warmth that is hard to beat.

The property has a total built area of 180 m² distributed in several rooms and on a single floor. The access to the property is through an entrance door for vehicles that leads to the parking area where up to three vehicles can park. Part of this space is covered. If we continue we arrive at the paved area just in front of the entrance door of the house, where we find a fountain and a rest area to enjoy a moment of leisure. The entrance to the house leads us to the first carefully designed and built outbuilding, a winter lounge with a large window that lets in light and is practically a window to the outside. Insulation is guaranteed with double glazed windows. Continuing inside, on the right we find a large living room with a fireplace that gives access to the pool area and next to it a large open kitchen. Continuing along the corridor, we find a storage room where the 140 litre electric water heater is installed. Then there is a complete bathroom with shower and bathtub. Continuing along the corridor to the right there is a bedroom currently used as an office. At the end of the corridor to the left the master bedroom with en-suite bathroom and to the right the third and last bedroom. Undoubtedly this is a magnificent property with many possibilities and a great investment destination.

In compliance with Decree 218/2005, of 11 October, which approves the Regulations on Consumer Information in the sale and purchase of homes in Andalusia, the client is informed that notary fees, registration fees and applicable taxes (ITP or VAT + AJD) and other expenses inherent to the sale and purchase are not included in the price. The price does include property management fees.

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Property Features

- Heating
- Dishwashing machine
- Fitted wardrobes
- Equipped kitchen
- Proximity: Mountain, Restaurants
- Floors: 1
- Views: Countryside views, Mountain views, Pool view
- Double glazing
- Pantry
- Solar heating
- Barbecue
- Solar orientation: East
- Renovation year: 2017
- Washing machine
- Air conditioning
- Fireplace
- Pool
- Built year: 1995
- Storage / utility room
- Security alarm
- Automatic irrigation
- Quiet Location
- Irrigation System
- Energetic certification: C
- Mains water



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