

## Viñuela - Villa



**3** Bedrooms  
**3** Bathrooms  
**138,8** Area (m²)  
**667** Land Area (m²)  
 Garage  
 Swimming Pool

**322 000 €**  
(EUR €)

### Enjoy this house with unbeatable views of the Viñuela reservoir.

Los Romanes is a village in the municipality of La Viñuela, right in the heart of the Axarquia, and only 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 reservoirs and Maroma mountain.

We present a house to enjoy your home, with incredible views of the lake and that will not leave indifferent to any visitor.

The house is located in the urbanization Pueblo Ana Maria in Los Romanes. With a plot of 600m², we enjoy 130m² built developed in 113m² useful areas divided in living room, dining area, kitchen, three bedrooms, two bathrooms and a toilet. In addition to garage, and heated saltwater pool.



**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

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)

We access the house after parking our car in the private parking space, and going up the stairs to the main floor. From the entrance door, we access a small hall leaving a toilet on the right, and we enter directly to the dining room, where we can already visualize the incredible views of the lake. On the right, a living room with all the comforts you imagine of a house with rural style, with fireplace built of brick in the central part, which make the winter months a luxury of stay. On the same floor, we also access a large independent kitchen with plenty of space, equipped with all appliances and high table for a more informal use of your breakfasts or dinners.

Through two folding doors in the living room, we go out to a beautiful porch with pergola. This is our favorite area of the house, where the days will be endless due to its magnificent views of the lake and the Maroma. Enjoy meetings with family and friends who will take a very special experience due to this wonderful stay of the house.

An outdoor terrace at the back leads to a garden of fruit trees and plants for relaxing days and disconnecting from the workday.

On the ground floor, which we reach through a staircase from inside the house or from the outside of it, we find a double room with built-in wardrobe, another double room with folding door with access to the terrace on the ground floor. We also have a separate bathroom for these two rooms. Finally, we reach a third double bedroom with bathroom en suite and access to terrace.

On the same ground floor, we have a summer kitchen very close to the pool to enjoy sunny days and pool without having to go up to the main floor. The 32m2 pool is heated and works with salt water.

It is a very safe property as all doors and windows have security bars. A property that guarantees tranquility and well-being in a house that will quickly become a home.

During the visit, it is easy to see that the house is built prioritizing the views of the lake and the Maroma which are palpable from all the rooms of the house, an amazing feature we love from this house.

#### DISTANCES:

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

In compliance with Decree 218/2005, of 11 October, approving the Regulation on Consumer Information on the sale of homes in Andalusia, The client is informed that the notarial, registry and fiscal expenses that are applicable (ITP or VAT + AJD) and other expenses inherent to the sale are not included in the price.

**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**<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



## Property Features

- Heating
- Dishwashing machine
- Fitted wardrobes
- Equipped kitchen
- Proximity: Mountain, Shopping, Restaurants, Open field, Pharmacy, Schools
- Terrace
- Built year: 2006
- Basement
- Security alarm
- Automatic irrigation
- Quiet Location
- Uninterrupted views
- Solar orientation: North, East
- Balcony
- Washing machine
- Air conditioning
- Fireplace
- Pool
- Garden
- Garage
- Floors: 2
- Views: Countryside views, Mountain views, Lake view, Pool view, Urbanization view
- Double glazing
- Main drainage
- Barbecue
- Energetic certification: E
- Mains water



**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

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)