



## Viñuela - Country house



**5** Bedrooms  
**4** Bathrooms  
**215** Area (m²)  
**5025** Land Area (m²)  
 Swimming Pool

**365 000 €**  
(EUR €)

### Property of 5,500 m2 located in Viñuela (Málaga), about 20 minutes from the coast. With wonderful views of the Swamp and the Natural Park

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It has 2 separate houses, which could be joined to create a single house. One of them is registered for vacation rental.

In the MAIN HOUSE there are three levels of height. On the GROUND FLOOR, from 1 lobby, you access a private garden. While the hallway leads to 2 air-conditioned bedrooms (one with en suite bathroom), 1 dressing room, 1 bathroom, 1 side patio with plants and shaded seating area.



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



Through stairs, you can access 1 semicircular living room with air conditioning, ceiling fans, and 4 windows with panoramic views. Outside there is a covered terrace that guarantees shade on the hottest summer days.

Additional stairs lead to 1 dining room and to the kitchen (fully equipped), connected to the living room with a two-seater breakfast bar. Behind the kitchen there is a hallway to 1 single bedroom, 1 pantry and 1 small room.

The ANNEX HOUSE is registered for vacation rental. It takes place on the same floor, with access to the area of the pool. It has 2 bedrooms, 2 full bathrooms, 1 independent kitchen and 1 living / dining room.

Outside there is a garage with work area, with washing machine and 1 toilet.

The fiberglass pool (10 x 4.5m), has a solar water heating system, and pump room with filtration system. On the property there are 2 water tanks (7000 liters), and 1 biological tank for the treatment of wastewater.

Buying and selling a property in Spain can be a complex process. We handle the entire process: financial, legal, technical and administrative. Our specialized and multilingual team will meet your expectations with a professional and personalized service. Contact us, we will be happy to give you more details or to organize a visit to the property.

#### DISTANCES

- Beach: 24 km
- Bars and restaurants: 3 km
- Grocery store: 3 km
- Supermarket: 9 km
- Shopping center: 20 km
- Golf course: 24 km.
- Hospital / Medical center: 9 m
- Malaga Airport: 60 km

In compliance with Decree 218/2005, of October 11, which approves the Consumer Information Regulation in the sale of homes in Andalusia, the client is informed that the notarial, registration and taxes that may be applicable ( ITP or VAT + AJD) and other expenses inherent to the sale are not included in the price.

The price does include the real estate management fees.

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## Property Features

- Air conditioning
- Equipped kitchen
- Garden
- Furnished
- Laundry
- Energetic certification: E
- Fitted wardrobes
- Pool
- Terrace
- Built year: 2001
- Storage / utility room



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