

## Terraced Townhouse

Benalauría



Rooms: 3

Bathrooms: 3

M²: 284

Price: 425,000 €

Status: Sale

Property Type: Terraced  
Townhouse

Reference: R4777930

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**Overview: >SUPERB RURAL HOME AND LIFESTYLE BUSINESS FOR SALE NEAR RONDA </strong>** \nA very special property - A stunning home and lifestyle hobby business has just come onto the market and it won't stay long that's for sure ! \nLocated right on the edge of the quaint white village of Benalauria , on the slopes of the spectacular Genal Valley, nestled between rich chestnut forests and sun-kissed olive groves in the heart of the spectacular Serrania de Ronda , Málaga, Spain. \n\n**THE PROPERTY :-</strong>** \nLarge detached villa of 284m2 built over three levels and with a garden . **BONUS :-** included in the price is a 3,250m2 plot of land, located a short walk - approx 200metres from the property along a little country lane. This plot has 250 well cared for olive trees , is fenced and has mains water connected . This is a rustic plot - not able to be constructed on , ideal for a market garden , keeping hens etc . An opportunity for self sufficiency - living the good life ! \nEach of the three levels has a self contained apartment . The owner lives in the top floor duplex and rents out the other two apartments as self contained holiday lets . Fully licenced for year around tourism . \nEach apartment has a private entrance from street levels . \nThis house is the last on the lane that exits the village , so the area is only

residential and quiet . It short stroll to the village car park and to the village town square where there are bars /restaurants and shops. \n\nThe large open air municipal pool is open July and August and costs just 1 € a day to use ! \n\n**GARDEN APARTMENT** - Rental unit 1 . \n\nEnter through the gates into an enclosed garden that runs along the entire apartment side . Some charming areas to sit and enjoy the incredible views - there would be space for a small plunge pool to be installed- or perhaps a hot tub ! \n\nOpen plan farmhouse style kitchen and dining area . Fully equipped with fridge, washing machine . A small salon with sofa bed (this is used as a 2nd bedroom for rental guests ) \n\nThe master bedroom features a luxurious queen-sized bed and a large wardrobe. Spectacular views onto the citrus trees and hills \n\nThe private bathroom with shower with its green tiles is as fresh as the garden. \n\nCentral heating and air-conditioning . WIFI . Sunny patio and citrus trees in the garden \n\n**MIDDLE APARTMENT** \n\nLovely big open plan living /dining and kitchen - This is a light and airy room with outstanding views - The living area is designed with sofa couches that convert into sleepers - comfortably accommodating up to 4 /5 guests \n\nThe fully-equipped kitchen has a gas stove top, fridge and washing machine. On winter nights the wood-burning stove provides a special atmosphere while gazing at the pristine Southern skies.\n\nA particularly lovely feature is the charming balcony off the living area - A area to sit and enjoy the views or al fresco dining \n\nThe spacious bathroom leads off the living area and offers a shower and a bath.\n\nThe master bedroom is spacious and comfortable and leads off to a lush terrace with more of those incredible views .\n\nNB. There is a large storeroom next to the bedroom - this could be converted into an ensuite shower room for the bedroom . \n\n**FEATURES** \n\nDouble glazing \n\nBalcony y patio with furniture\n\nAC cold/warm\n\nSmart TV\n\nWifi \n\nWashing machine\n\nWood-burning stove\n\n**DUPLEX APARTMENT** \n\nThe 50m<sup>2</sup> terrace overlooking the Genal Valley and hills is the perfect place to have breakfast or spend many a night with a glass of wine under the open skies.\n\nFully-equipped, farmhouse style kitchen with a wood-burning stove .\n\nFabulous and unique design bathroom with bath and walk in shower . stunning views ! \n\nThis duplex is a perfect and comfortable spacious private home to enjoy . There are magnificent views from every window to enjoy from the sunrise in your bed to the sunset and the Southern sky on your terrace.\n\nThe upper floor features a large living room and a wonderful double bedroom with a large walk in dressing room - easy conversion to include a wet room/shower room . A little staircase from the living room takes one to a mezzanine day room - A flexi space which could be used as an office or occasional extra bedroom . \n\n**FEATURES** \n\nDouble bedroom with deluxe king-size bed 180cm x 200cm\n\nFully equipped kitchen with gas cooker and oven, microwave with grill, toaster, fridge freezer and filtered water\n\nMain bathroom with bath & spacious shower, toilet and bidet\n\nLounge\n\nWifi (fibre optic)\n\n50 m<sup>2</sup> terrace\n\nPatio furniture\n\nWashing machine & tumble dryer\n\nAC cold/warm \n\nWood-burning stove\n\n**SOME FURNITURE, AND EQUIPMENT FOR RENTALS WILL BE INCLUDED AND OTHER ITEMS CAN BE FOR SALE BY SEPARATE NEGOTIATION.** \n\nAnnual tax ( IBI ) 524.24

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Features: