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Загородный дом

Casabermeja



Комнат: 8

Ванных: 7

М²: 440

Цена: 895 000 €

Статус: Продажа

Тип недвижимости: Загородный дом

Референция: R5412157

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Описание:A rare opportunity to own a beautifully located cortijo in the Montes de Málaga, combining a private lifestyle home with a proven, turnkey holiday rental concept. Peace, space and wide open views, all within easy reach of Málaga. Overview Around 30 minutes from Málaga, this beautifully located cortijo offers a rare combination of tranquillity, space and a proven rental setup. Set in the Montes de Málaga with open views over rolling hills, the property is ideal for buyers looking for a private home with strong holiday rental potential. Location and access The setting is peaceful and private, yet practical for daily life. The final part of the access is via a wide, unpaved but well maintained track of approximately 2.5 km. This road is maintained by the municipality and is shared with neighbouring properties. Schools are available in Casabermeja (around 11 minutes) and Colmenar (around 10 minutes). Both towns also offer shops and everyday services. Main house The main house is spacious and comfortable and offers: - 3 bedrooms - 3 bathrooms - Office - Large kitchen - Living area Guest accommodation and rental concept In addition to the main house, there are three independent guest casitas, creating a turnkey rental concept with privacy for both guests and owners. Casita for 4 guests: 2 bedrooms and 2 bathrooms, open kitchen and living area, two terraces, wood burning stove for winter comfort. Casita for up to 6 guests: 2 bedrooms with ensuite bathrooms upstairs, plus a sofa bed in the living room, large kitchen and living room, terrace with mountain views, wood burning stove. Casita for 2 guests: bedroom with ensuite bathroom, fully equipped kitchen

and living area, private terrace, wood burning stove. All casitas were fully renovated in 2022. Outdoor living The outdoor space is one of the key highlights of this property. - Large swimming pool with sun terrace - Very spacious covered outdoor kitchen with seating area next to the pool - Beautiful open views from the outdoor areas Garage and storage The property includes a large garage of approximately 80 m2 and several storage rooms, ideal for owner storage, maintenance equipment and operational needs for a rental business. Sustainability and utilities - Solar panels with a capacity of 15 kW - Solar hot water boiler - Private borehole well for water supply - Multiple water deposits - Fully automated filtration system - Air conditioning throughout the property: 15 units installed around two years ago Licences and legal status Tourist rental licences are in place. The AFO procedure has already been initiated by the sellers and the related costs have been paid. The ongoing file will be transferred to the buyer, including the available documentation and proof of payment. Why this property stands out - Beautiful, peaceful location close to Málaga - Main house plus three independent guest casitas - Turnkey, well running rental business with strong rental figures and consistently high ratings - Pool, covered outdoor kitchen and an excellent outdoor lifestyle - Solar power and a private water system Contact For full details, rental figures, licences and to arrange a viewing, please get in touch.

Особенности:

Бассейн, Кондиционирование, None, None, Parking, None, None, None