

## Country House for sale

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Price: €300,000  
Bedrooms: 5  
Bathrooms: 2  
M2 Living: 300<sup>2</sup>  
M2 Plot: 9000<sup>2</sup>  
M2 Terrace: -  
Address: Colmenar, Málaga

Detached Country House. 5 Bedrooms, 2.5 Bathrooms. Fantastic Countryside and Mountain Views. 2kms from the village. DAFO certificate. Excellent scope to create an independent 3-bedroom apartment on lower level.

A beautifully presented country house perfectly situated only 2kms from the picturesque white village of Colmenar and enjoying breath taking views over the surrounding countryside and mountains.

The property was built approx. 10 years ago by the current owner and features exposed beams, wooden shuttered windows and wood burners. This property offers an excellent build quality combined with a traditional Spanish style.

#### Accommodation features:

Main door leading into a central hallway featuring a built-in storage cupboard and stairs leading to the lower level.

The kitchen/breakfast room is fully fitted with a good selection of base and eye-level units, marble counter tops and built-in appliances plus a wood burning stove and door leading out to a covered terrace. Double wooden doors from the kitchen open into a spacious dining room with archway through to the lounge enjoying a feature fireplace with wood burning stove and attractive beam work to ceiling.

The utility/laundry room offers scope to create a third bathroom if required.

This level enjoys a master bedroom with built-in wardrobes, attractive beamed ceiling and a large en-suite featuring a bath plus a separate shower cubicle. There are two additional double bedrooms both benefitting

from built-in wardrobes, a family shower room plus a separate guest cloakroom with toilet.

The lower level offers scope to create a three-bedroom apartment. This level has been fully tiled and currently enjoys 3 rooms plus a large open area (scope to create additional rooms/kitchen area) There is also a shower room which only requires a base and shower fitting to be installed.

The property benefits from thick walls, providing niches and other architectural features such as the terracotta floors, beams and woodwork, creating a property that while new, has the interest and features of a much older property. The character is maintained throughout, sympathetically providing the feel of old Andalucía.

The garden wraps around the house with a pergola draped in grapevines. Another arched pergola provides shade over the stairs from its mature wisteria. A variety of climbing and trailing plants encircle the perimeter of the house; some providing shade, others just showing off.

The mature garden areas immediately around the house have year-round interest with ancient olives, ornamental and fruit trees. These are underplanted with shrubs, succulents, perennials and bulbs from around the world. The gardens are surrounded by an ancient olive grove with walking paths zigzagging amongst the trees and down to the arroyo. Native bulbs, including daffodils, irises, orchids and freesias have been planted along the paths and under the trees.

Part of the land slopes downwards to the arroyo below accessed via a pathway. The land has tiered levels offering scope to install an above ground pool.

The surrounding views are breath-taking and the property provides complete privacy.

This property could create an excellent home and income e.g. Bed and Breakfast or independent apartment rentals.

An exceptional property for those in search of peace and tranquillity yet only 2kms from the white village of Colmenar.

Malaga airport and beaches are only a 30-minute drive and Lake Vinuela is only 20 minutes.

Viewing highly recommended to appreciate the style and build quality.

