



**Property type :** Country house

**Location :** Ronda

**Bedrooms :** 4

**Bathrooms :** 3

**Swimming pool :** No

**Garden :** Private

**Orientation :** Southeast

**Views :** Mountain views

**House area :** 350 m<sup>2</sup>

**Plot area :** 29000 m<sup>2</sup>



## FOR SALE - RONDA - AUTHENTIC FARMHOUSE WITH CHARM AND CHARACTER - IDEAL FOR HORSES\*\* 10 MINUTES FROM RONDA TOWN

Nestled within the picturesque landscape of the Serrania de Ronda, this charming 350m<sup>2</sup> farmhouse stands as a testament to timeless Andalusian architecture. Steeped in history, with roots tracing back over a century, the property underwent a meticulous restoration in 2000, preserving its original character while seamlessly integrating modern comforts.

### Key Features:

**Historic Charm :**Boasting a rich heritage, this farmhouse exudes character at every turn. From its age-old stone walls to the rustic wooden beams, every detail reflects the essence of Andalusian tradition.

**\*\*Spacious Living:\*\*** Spread across two floors, the ground level welcomes you with an expansive open-plan living and dining area. Measuring an impressive 8m x 7.5m, this inviting space features a cozy fireplace, separate wood burner, and modern amenities such as dimmer switches and speaker points.

**\*\*Farmhouse Kitchen:\*\*** The heart of the home, the kitchen offers both functionality and style. With granite work surfaces, built-in electric hob/oven, and views of the surrounding olive groves,

The ground floor is home to a master bedroom and an additional double bedroom, accompanied by a generously sized bathroom complete with double sinks, a bath, and a separate walk-in shower.

**Versatile Upper Floor:** Ascend to the upper level, where a vast open-plan bedroom awaits. With the flexibility to be transformed into two or three spacious bedrooms, each with its own ensuite bathroom, the possibilities are endless.

**\*\*Outdoor Oasis:\*\*** Step outside to discover a private sanctuary surrounded by breathtaking views of the Grazelema and Sierra de la Nieves National Parks. The pool terrace, adorned with lush greenery and mature flower beds, features a 12m x 5m pool, perfect for refreshing dips on warm summer days.

**\*\*Al Fresco Living:\*\*** Whether it's a leisurely brunch or an evening barbecue, the property offers two charming terraces for outdoor entertaining. The ground floor terrace, shaded by grape vines yielding 100 kgs of grapes annually, provides an idyllic setting for gatherings with family and friends.

**\*\*Rooftop Retreat:\*\*** Unwind atop the expansive roof terrace, where panoramic vistas stretch as far as the eye can see. With the potential to add two additional bedrooms/ensuites, this space presents a unique opportunity for a boutique bed and breakfast venture.

**\*\*In Summary:\*\*** This authentic Andalusian finca encapsulates the quintessential charm of rural living, offering a harmonious blend of heritage and modernity. Whether you're seeking a private retreat or envisioning a hospitality venture, this property promises a lifestyle of serenity and possibility amidst the breathtaking beauty of Serrania de Ronda.

### OTHER FEATURES INCLUDE :

1. Own well and connected to ronda town water supply.
2. 200 olive trees. yielding up to 2,000 kilos of olives, depending on the season. finca also has a dozen 400-500 year old spanish oak trees. three mature fig trees as well as quince and pomegranate .
3. Stone paved entrance and large parking area for several cars as well as a separate double car port.
4. Large outbuilding for storage next to house with four separate doors.
5. Traditional 'horno' (stone oven), in working order, attached to house.
6. Stone-built water trough, automatic fill, connected to well.
7. Good internet coverage
8. Fully fenced Finca with wrought iron double entrance gates and pillars
9. Suitable for keeping horses
10. Great potential for expansion - opportunity to create an idyllic bed and breakfast business

