



**Property type :** Country house

**Swimming pool :** No

**House area :** 105 m<sup>2</sup>

**Location :** Gaucín

**Plot area :** 2800 m<sup>2</sup>

**Bedrooms :** 3

**Bathrooms :** 1

For sale between Gaucín and Cortes de la Frontera - Idyllic country cottage with fertile fruit orchard. The sounds of the little cascading stream running along the side of the property, the birdsong, the air perfumed by the heady smells of the jasmine bushes and orange blossom - this is the greeting that awaits one as you enter this charming and comfortable country cottage.

Totally private, yet only a few minutes drive up a private little tarmac road to the property. No passing traffic,

A solidly built fully legal country home in a great location !

The house is a single floor construction offering 3 generously proportioned double bedrooms - each with fitted wardrobes. A large family bathroom. Open plan living/dining kitchen. The kitchen has solid wood cabinetry, fridge freezer, hob and oven and washing machine. The living room has a wood burning fireplace.

To the front, off the main living room is a lovely terrace which has a high vaulted cathedral style wood beamed ceiling, which overlooks a pretty water fountain and the garden beyond. Perfect for outside dining.

The house benefits from central heating throughout the house (run off gas) A great advantage for the cooler winter months.

Mains electricity, Water supply is abundant. Sources from a natural Spring, which supplies the house and gardens with endless quantity of free water - this is worth its weight in gold.

This is a gardener's dream house ! The fruit orchard has fig trees, plums, apricots, pears, apples, cherries, orange and lemons. Olive trees. There is a rose walkway, a herb garden and many charming little zones full of tropical flowers. There is even a Spring garden with tulips and daffodils ! A vegetable patch of course ! With such an ample supply of water, the lawns are green and lush.

Just a short 5 minutes walk down the hill to one of the best restaurants in the area. Nearest shops and amenities are to be found at Gaucín village (approx. 6 mins drive) or Estación de Cortes approx. 6min drive.

Great holiday or retirement home

Annual Council tax 106.00 euros per year

Priced to sell quickly €268,500



