



**Property type :** Detached Villa

**Location :** Cortes de la Frontera

**Bedrooms :** 4

**Bathrooms :** 2

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**House area :** 307 m<sup>2</sup>

**Plot area :** 828 m<sup>2</sup>

✓ Fireplace

✓ White goods

✓ Utility room

✓ Airconditioning

✓ Terrace



For sale - 4 bedroom 2 bathroom villa with pool and garden in the hidden gem of Cañada del Real Tesoro, a charming riverside village in the heart of the Serrania de Ronda .

A very spacious 2 storey villa, sitting in a good size garden plot , which has been simply landscaped for easy maintenance and has a large 10m x 6 metre swimming pool .

This is a villa which would make a wonderful family home . Situated on a quiet residential street at the entrance to the village , , the villa has been built in an elevated position and has been fully fenced and screened by natural greenery, ensuring absolute privacy .

Entering the house via a covered porch into a light and airy hallway - off which are two double bedrooms, both with fitted wardrobes and a family bathroom.

On the ground floor there is a large open plan L shaped dining room and living area with open fireplace - the striking and dominating feature of this room is the double height ceiling and spectacular solid wood gallery staircase with a mezzanine feature overlooking the dining area. Off the dining room is a very good size kitchen - a little old fashioned , but the kitchen cabinets are solid wood and a recent addition is a granite workshop and modern double sink in dark grey . New tiling and painting the cabinets would transform this kitchen at minimum expense! It would also be feasible to open up the kitchen area into the dining area to continue the open plan theme of the ground floor. Off the kitchen is a utility/laundry room .

On the top floor is the exceptionally spacious master bedroom, which has a private sun terrace with beautiful views to the countryside . This bedroom as a private en suite bathroom .

The fourth bedroom is further along the mezzanine landing . another decent size double bedroom .

The swimming pool is the stand out feature of the garden and is surrounded by sun terraces , some tiled areas and some lawn and artificial grass for easy maintenance.

There is a large covered terrace which overlooks the pool and garden - ideal for outdoor living .

Under the villa there is a good size covered car port.

This villa has been used as a holiday rental villa and does have a tourist licence if a new owner would be interested in continuing holiday rentals when not being used .

#### BONUS :- A GREAT INVESTMENT OPPORTUNITY !

Included in the purchase is an adjoining urban plot of 385m2 with an old flour mill ( 166m2 ) - which is now only used for storage .There is a real opportunity here to build 2 or 3 holiday letting units and a communal swimming pool . Not only a great investment , but a way to create a home and very good income . This little village is on the Camino de Santiago walkway . There are literally hundreds of amazing hiking and biking trails and many well known tourist and nature attractions all around the area , not to mention the national park of Los Alcornocales on the doorstep .

Another great attraction for this village is the train station - forming part of the famous Mr Henderson's Railway line , the single track line traverses from the costal town of Algeciras , through the Serrania's through to Ronda town , stopping along the way at various white villages .

There is a steady influx of tourists throughout the year , especailly strong in Winter, Autumn and Spring. tourists both National and International .

Facilities in the village include :- 2 Bar/restaurants. 2 small but well stocked supermarkets , chemist, haordresser. mechanic , bakery . Infant school.

Cortes del la Frontera is a short 5 minute drive away - here there is a 24hr medical centre, vets and many shops and restaurants . Junior and senior schools

Malaga airport 1hr 20 Gibraltar airport 55 mins Nearest Beaches - Sabanillas 50 mins Ronda 45 mins

