

## Country House for sale

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Price: €348,000  
Bedrooms: 6  
Bathrooms: 4  
M2 Living: 466<sup>2</sup>  
M2 Plot: 25000<sup>2</sup>  
M2 Terrace: -  
Address: Canillas de Aceituno, Málaga

Detached Country House. Two Independent houses. 6 Bedrooms, 4 Bathrooms. Terrace, Garden and Swimming Pool. Exceptional Mountain and Countryside Views.

Essential Properties are delighted to offer for sale a detached country house arranged as 2 independent properties ideal to create a “Home and Income”.

#### Property 1

The single-storey, rustic-style accommodation benefits from underfloor heating and comprises of a hallway with built-in storage, a spacious lounge/dining room with large windows overlooking the pool and terrace plus a door opening onto a private patio area, an open-plan fitted kitchen with breakfast bar, a family shower room, a master bedroom featuring a private conservatory and en-suite bathroom plus a guest double bedroom. Situated below the property is an independent guest suite/bedroom featuring a private WC, a sauna and a storage room.

#### Property 2

The property consists of a hallway with built-in storage, a lounge/dining room with wood burner and sliding glass doors onto a terrace leading into a double-glazed conservatory boasting fabulous views, a fitted kitchen with built-in appliances, two double bedrooms and two family bathrooms. Below the property is a spacious studio apartment featuring a large en-suite shower room with private sauna.

The plot, measuring 25,000m<sup>2</sup>, offers numerous seating areas to enjoy the stunning scenery and pathways winding through incredible gardens featuring a variety of trees and mature plants and shrubs. The property

also benefits from attractive terracing and a T-shaped swimming pool with spectacular views.

Additional benefits include two 20,000 litre water deposits; each one supplying one property, plus mains water. Access to the property is a 2 minute drive from the main road via a mostly concrete track.

This superb property is nestled within stunning countryside, only 4kms to Viñuela village and 7kms to the larger, whitewashed village of Canillas de Aceituno offering shops, bars and restaurants.

Canillas de Aceituno is positioned on the slopes of the Sierra Tejeda at an altitude of 645 metres and a population of approx 2,800.

One of the prettiest mountain villages in the Costa del Sol enjoying stunning viewings over the surrounding mountains, sea and Lake Viñuela. The village features bars, restaurants, shops, post office, banks, weekly market, a village swimming pool with children's play area and bar, plus public transport.

An extremely popular area for cyclists, walkers and hiking.

Only 30 minutes from the beach and 1 hour from Malaga airport.

