

Malaga

Cortijo/Finca

€230,000

Ref: X22565



4



1



1,085 m²



132 m²



Consumption
G

Emissions
Applied for

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Property Purchase Expenses

Property price	€230,000 (£198,467)
Transfer tax 7%	€16,100 (£13,893)
Notary fees (approx)	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx)	€1,500 (£1,294)

Standard form of payment

Reservation deposit	€3,000 (£2,589)
Remainder of deposit to 10%	€20,000 (£17,258)
Final Payment of 90% on completion	€207,000 (£178,620)

* Prices quoted in Pounds are illustrative and should only be used as a guide.

* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

* Price valid until sold

* Conveyancing not included

* The DIA is available at our office according to the Decree 218/2005

Description

Attention, nature and tranquility lovers!

Imagine this: you're just 25 minutes from Málaga, yet completely enveloped by pure nature and absolute peace. That countryside escape you've always dreamed of is now within reach! This exceptional property is your ideal retreat for revitalizing weekend getaways, a serene full-time home, or even your new, inspiring haven for remote work! This home stands as a true testament to sustainable living. Did you know it boasts its own rainwater collection system? Yes, it's remarkably self-sufficient for the garden's needs, complemented by a dedicated tank for all household water – a genuine commitment to our planet!

Upon arrival, a spacious front terrace extends a warm welcome. It's the perfect setting for a generous outdoor lounge area complete with a built-in BBQ, ready for those unforgettable summer nights. From here, you'll be captivated by spectacular, uninterrupted mountain views that stretch as far as the eye can see. Step inside and discover its bright, open-plan living room and kitchen. The modern kitchen, a true highlight, will captivate you with its elegant marble island and high-end appliances. Just beyond, a private rear patio offers a secluded spot for whatever you envision – from a tranquil breakfast nook to a practical area for drying clothes. The super cozy living room features a charming fireplace for cooler days, a dedicated dining space, and beautiful nature views that bring the outdoors in. A practical guest toilet thoughtfully completes this ground floor.

Ascending to the upper level, you'll find four spacious bedrooms. Two of these offer incredible, sweeping views. One of the bedrooms is a versatile walk-through room, leading to another bedroom, allowing it to function as a flexible fourth bedroom, an upstairs lounge, a dedicated office, or any other space you desire. The beautifully appointed bathroom boasts great finishes and a large walk-in shower, with beautiful marble all over. The entire upper floor, adorned with elegant marble flooring, perfectly blends modern comfort with that beloved rustic charm.

Crossing the road, on your own expansive plot, lies a lush garden area brimming with mature orange trees and various other plantations, all naturally nourished by a nearby river. This substantial space also presents ample opportunity for creating private parking, inviting social areas, or even designing and installing an elevated pool with a unique "treehouse-style" wooden deck. The best part? An architect has already confirmed the feasibility of all these exciting improvements! Unlimited potential to design your ultimate paradise.

Crucial Details for You, Future Owner

While it's true you're just 25 minutes from Málaga, it's important to note that the final 4 km of the access road are currently unpaved dirt. This certainly adds an authentic rustic touch, but it can be a bit trickier to navigate in the rain or with low-clearance vehicles. However, here's the game-changer: there ...

* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible