

Ref: G0160

## Superb Rural home and lifestyle business near Ronda

425,000  
EUR



**Investment type :** For sale

**Price in Euros :** 425,000 EUR

**Country :** Spain

**Property type :** B&B

**Price in US Dollars :** 438,144 USD

**Condition :** Turnkey

**Bedrooms :** 0

**Hotel area :** 284

A very special property - A stunning home and lifestyle hobby business has just come onto the market and it won't stay long that's for sure !  
Located right on the edge of the quaint white village of Benalauria , on the slopes of the spectacular Genal Valley, nestled between rich chestnut forests and sun-kissed olive groves in the heart of the spectacular Serrania de Ronda , Malaga, Spain.

**Only 50 minutes to the beaches of Estepona & Manilva and 70 km from Marbella.**

#### **THE PROPERTY :-**

Large detached villa of 284m<sup>2</sup> built over three levels and with a garden . **BONUS :-** included in the price is a 3,250m<sup>2</sup> plot of land, located a short walk - approx 200metres from the property along a little country lane. This plot has 250 well cared for olive trees , is fenced and has mains water connected . This is a rustic plot - not able to be constructed on , ideal for a market garden , keeping hens etc. An opportunity for self sufficiency - living the good life !

Each of the three levels has a self contained apartment . The owner lives in the top floor duplex and rents out the other two apartments as self contained holiday lets . Fully licenced for year around tourism .

Each apartment has a private entrance from street levels .

This house is the last on the lane that exits the village , so the area is only residential and quiet . It short stroll to the village car park and to the village town square where there are bars /restaurants and shops.

The large open air municipal pool is open July and August and costs just 1 € a day to use !

#### **GARDEN APARTMENT - Rental unit 1 .**

Enter through the gates into an enclosed garden that runs along the entire apartment side . Some charming areas to sit and enjoy the incredible views - there would be space for a small plunge pool to be installed- or perhaps a hot tub !

Open plan farmhouse style kitchen and dining area . Fully equipped with fridge, washing machine . A small salon with sofa bed (this is used as a 2nd bedroom for rental guests )

The master bedroom features a luxurious queen-sized bed and a large wardrobe. Spectacular views onto the citrus trees and hills

The private bathroom with shower with its green tiles is as fresh as the garden.

Central heating and air-conditioning . WIFI . Sunny patio and citrus trees in the garden

#### **MIDDLE APARTMENT**

Lovely big open plan living /dining and kitchen - This is a light and airy room with outstanding views - The living area is designed with sofa couches that convert into sleepers - comfortably accommodating up to 4 /5 guests

The fully-equipped kitchen has a gas stove top, fridge and washing machine. On winter nights the wood-burning stove provides a special atmosphere while gazing at the pristine Southern skies.

A particularly lovely feature is the charming balcony off the living area - A area to sit and enjoy the views or al fresco dining

The spacious bathroom leads off the living area and offers a shower and a bath.

The master bedroom is spacious and comfortable and leads off to a lush terrace with more of those incredible views .

NB. There is a large storeroom next to the bedroom - this could be converted into an ensuite shower room for the bedroom .

#### **FEATURES**

Double glazing

Balcony y patio with furniture

AC cold/warm

Smart TV

Wifi

Washing machine

Wood-burning stove

#### **DUPLEX APARTMENT**

The 50m<sup>2</sup> terrace overlooking the Genal Valley and hills is the perfect place to have breakfast or spend many a night with a glass of wine under the open skies.

Fully-equipped, farmhouse style kitchen with a wood-burning stove .

Fabulous and unique design bathroom with bath and walk in shower . stunning views !

This duplex is a perfect and comfortable spacious private home to enjoy . There are magnificent views from every window to enjoy from the sunrise in your bed to the sunset and the Southern sky on your terrace.

The upper floor features a large living room and a wonderful double bedroom with a large walk in dressing room - easy conversion to include a wet room/shower room . A little staircase from the living room takes one to a mezzanine day room - A flexi space which could be used as an office or occasional extra bedroom .

#### **FEATURES**

Double bedroom with deluxe king-size bed 180cm x 200cm

Fully equipped kitchen with gas cooker and oven, microwave with grill, toaster, fridge freezer and filtered water

Main bathroom with bath & spacious shower, toilet and bidet

Lounge

Wifi (fibre optic)

50 m<sup>2</sup> terrace

Patio furniture

Washing machine & tumble dryer

AC cold/warm

Wood-burning stove

SOME FURNITURE, AND EQUIPMENT FOR RENTALS WILL BE INCLUDED AND OTHER ITEMS CAN BE FOR SALE BY SEPARATE NEGOTIATION.

Annual tax ( IBI ) 524.24