



Detached Villa in Arriate

Price **€ 665,000**

Bedrooms	4
Bathrooms	4
Build Size	987 m²
Plot Size	28987 m²

SETTING

✓ Country

CONDITION

✓ Excellent

CLIMATE CONTROL

✓ Fireplace

VIEWS

✓ Country

✓ Garden

✓ Courtyard

REDUCED PRICE

Rustic Estate Ideal for a Rural Tourism Business

Located in a beautiful natural setting on the banks of the La Ventilla Stream and just a few metres from the charming white village of Arriate, only 5 kilometres from the historic town of Ronda.

The property is divided into two separately registered plots, each located on opposite sides of the stream:

* **On one side**, there is an estate of more than 2 hectares where a former flour mill once stood, featuring two traditional stone mill buildings. One of these has been completely renovated into a residence consisting of two identical homes, each arranged over two floors and connected on the upper level. Each home offers a living and dining room with a fireplace, a kitchen, two bedrooms with fitted wardrobes, a bathroom, and a wonderful covered porch. The second mill building has had only the roof and the floor structure separating the two levels restored, offering excellent potential for further development.

* **On the opposite side of the stream** lies the second plot, measuring approximately 6,500 m². This area was formerly home to an olive oil mill, which was destroyed by fire. Today, it includes the following buildings:

1. A single-storey building currently used as a café/bar, with a kitchen and storage room, offering approximately 215 m² of built area.
2. Another single-storey building of approximately 108 m², also designed as a café/bar, with a lounge area, two storage rooms, and two restrooms.

3. A 70 m² building arranged over two levels: a semi-basement used for storage and a ground floor with restroom facilities.
4. Beneath the parking area there is an additional 80 m² storage room.
5. Outdoor areas including an entrance courtyard used for parking, a central courtyard, and a summer terrace with a bar and stage.

With almost **1,000 m² of built space**, this exceptional property offers endless possibilities as a **rural tourism accommodation**, thanks to its proximity to the village and its stunning natural surroundings. It is equally suitable as a family residence combined with a hospitality or rural tourism business, whether for everyday operation or for hosting events such as celebrations, retreats, concerts, and outdoor activity programmes.

A unique property with enormous potential and a wide range of possible uses.

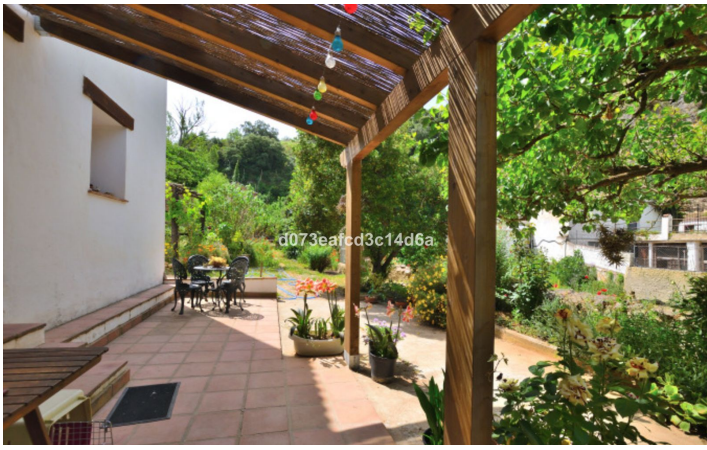
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GALLERY







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