



# Detached Villa in Gaucín

Terrace

500 m<sup>2</sup>

amidst the captivating landscapes of Andalusia, Southern Spain, this charming country villa draws inspiration from traditional Andalusian architecture. Situated near the picturesque village of Gaucín, this exceptional property offers a unique blend of tranquility and modern comfort.

Boasting a total of 5 en-suite bedrooms, along with 2 additional loft bedrooms suitable for use as offices or entertainment spaces, this villa provides ample room for both family living and entertaining guests. Set on a sprawling 13-hectare plot, the property even offers the opportunity to acquire an additional 3 hectares of land, complete with a 2-bedroom staff or guest house and a barn.

The villa exudes timeless elegance, featuring arched doorways, intricate tiling, and antique woodwork. The spacious double-height living room creates an open and inviting ambiance, with the rest of the villa conveniently arranged on a single level, except for the two loft rooms.

The villa's location is nothing short of spectacular, perched on a private plateau with south-facing orientation. From here, you'll enjoy breathtaking views of distant mountains, rolling hills adorned with cork oaks, holm oaks, and wild olive trees. The melodious songs of birds and the gentle chiming of goat bells create a serene soundtrack to accompany this idyllic panorama.

Access to the property is via a short dirt road that leads to a private electric gate, shared with just four other properties. As you ascend to the mountaintop, you'll be greeted by an imposing antique wooden door that ushers you into a grand entry hall. To the left and right, you'll find two en-suite guest bedrooms. Straight ahead, the magnificent living room beckons, cleverly divided into distinct areas by elegant pillars—an inviting lounge area with a generous fireplace, a dining area adjacent to the well-appointed kitchen, and a cozy music or study nook. French doors open seamlessly to the terrace, providing unobstructed views of the surrounding landscape and mountains. When all the doors are open, the distinction between indoor and outdoor living fades, allowing you to fully savor the Andalusian outdoor lifestyle.

Every room in the villa offers captivating vistas, while the bathrooms mirror the Andalusian aesthetic with their intricate tilework, graceful archways, and use of authentic materials. Two additional loft rooms, accessed via spiral stairs from the living room, provide flexible spaces for various needs.

The kitchen is a masterful blend of spaciousness and rustic charm, featuring custom-made wooden cabinetry and a wood-burning stove. A breakfast table area adds convenience and warmth. Adjacent to the kitchen, a pantry with a separate entrance ensures easy access from the parking area. This wing also houses another en-suite bedroom with fitted wardrobes. Two luxurious master suites are accessed through an archway off the living room, each adorned with built-in wardrobes and equipped with woodburning stoves and heated bathroom floors.

Surrounded by a rustic landscaped garden featuring palm trees and cypresses, the main house connects seamlessly with the pool area via a large terrace. Wide steps and a ramp lead down to the impressive 20x5m pool, which can be covered by a retractable greenhouse-type roof and heated for year-round enjoyment. The pool area is adorned with

sunbathing terraces and vibrant flowers. A pool house with a shower, which could also double as a gym, completes the outdoor oasis.

A vast expanse of pastureland extends from the house, ensuring absolute privacy and providing an ideal setting for outdoor activities such as biking, hiking, or horseback riding. Numerous trails start right at your doorstep.

This remarkable country house is fully equipped with modern amenities, including mains water and electricity, WIFI internet access, central heating, and air-conditioning throughout, all powered by an efficient heat pump system. Several woodburning stoves and a gas boiler supply hot water, while double-glazed windows ensure energy efficiency. The property even boasts a substantial 180,000-liter water deposit that collects rainwater from the roofs.

Conveniently located just 10 minutes from Gaucin and 15 minutes from the charming village of El Colmenar with its train station, the property offers easy access to the beach, which is a mere 40-minute drive away. Gibraltar Airport is approximately an hour away, while Málaga International Airport can be reached in about 1.5 hours.

Located just a stone's throw away from the main house, this property boasts a spacious guest or staff apartment along with a versatile barn. The apartment features a generously-sized, modern living space with high ceilings, seamlessly combining a comfortable open-plan sitting area, dining space, and a designer kitchen. In addition to the two well-appointed bedrooms, there is a generously sized bathroom and an extra toilet conveniently housed within a laundry/storage room.

This apartment ensures year-round comfort with the inclusion of two efficient air conditioning units that provide warmth in the winter and refreshing coolness during the summer months. For those who appreciate a cozy ambiance, a wood-burning stove graces the main living area. Throughout the apartment, you'll find double-glazed windows fitted with mosquito screens, ensuring both comfort and tranquility. High-speed internet connectivity is readily available, and a reliable gas boiler ensures a constant supply of hot water.

Step outside, and you'll discover a covered terrace and convenient covered parking, along with a designated wood storage area. The property offers breathtaking views of the surrounding mountains and lush pastures, framed by majestic oak and olive trees. A short walk leads you to a secure storage room for farm tools and equipment, as well as access to the barn below.

The barn is equipped with essential utilities, including water and electricity, making it a versatile space. It features two spacious box stalls, ideal for horses or other animals, and a dedicated hay storage room. This space is adaptable to various needs, whether you want to house your horses, store vehicles, or create your own workshop.

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