



# Finca - Cortijo in Casarabonela

Price € 575,000

Bedrooms	<b>3</b>
Bathrooms	<b>3</b>
Build Size	<b>180 m<sup>2</sup></b>
Terrace	<b>24 m<sup>2</sup></b>
Plot Size	<b>8704 m<sup>2</sup></b>

## SETTING

- ✓ Country
- ✓ Mountain Pueblo

## ORIENTATION

- ✓ South

## CONDITION

- ✓ Excellent

## POOL

- ✓ Private
- ✓ Heated

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Fireplace
- ✓ U/F Heating
- ✓ U/F/H Bathrooms

## VIEWS

- ✓ Mountain
- ✓ Country
- ✓ Panoramic

## FEATURES

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Solarium
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Barbeque
- ✓ Double Glazing

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Private
- ✓ Landscaped

## SECURITY

- ✓ Alarm System

## PARKING

- ✓ Covered
- ✓ Private

## UTILITIES

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Photovoltaic solar panels
- ✓ Solar water heating

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This finca is an impressive property set in the mountains of Casarabonela, around 45 minutes from Malaga airport and the coast and yet surrounded by nature and the National Park of Sierra de las Nieves. It benefits from being in a small neighbourhood yet is totally private due to its 8500 metre plot which you drive through to access the main house.

The finca benefits from having its own olive grove which produces in the region of 150 litres of oil per season.

Built over two floors, it has a 180sq m internal floor space with an additional 24sq m of enclosed terrace area also. Entering through the double doors to the vestibule area there are an impressive set of solid wood double doors which lead through to the large, bright and airy living space. To the right, walking through this area, is the high spec bespoke kitchen with feature stone worktops leading through to a well proportioned utility area that houses the washing machine and dryer alongside the standard fridge and freezer. High spec French doors lead from the kitchen out to a dining terrace which in turn looks over the pool and down to the valley.

Returning to the main open plan area there is a large living space with dedicated dining area also, in here there is a large wood burner which heats the area alongside the radiant under floor system. From here further high quality French doors lead out to a large covered terrace area, which again benefits from spectacular views out over the valley and down to Malaga. This has bespoke glass curtains on two sides allowing it to be closed off should the need present itself.

Further to this on the ground floor there is a well proportioned double bedroom with fitted wardrobes, air conditioning, ceiling fan and French doors leading out to a private terrace area. There is also a well equipped guest bathroom on this floor with separate shower and bath area ideal for visitors or house guests that will be staying over.

Leading up the double height staircase to the first floor there is an impressive mezzanine area which looks down onto the lower entrance hall area and leads to the second of the two guest bedrooms. This room benefits from a private en suite with shower area and balcony doors looking down over the pool area and down the valley. This space comes equipped with ceiling fan, and like all other rooms, high quality windows with bespoke screens and electric shutter.

The main bedroom also benefits from an air conditioning installation alongside ceiling fan and has French doors leading out onto a large private roof terrace area looking down over the pool. From the main area you walk through a walking in wardrobe area to a private bathroom area which offers both a large shower and separate bath area with double sink feature.

Going back downstairs and exiting the property from the kitchen French doors to the dining terrace there is an outdoor kitchen area complete with roofed off area and BBQ, all looking onto the pool which itself is a 10 metre by 5 metre installation and benefits from being heated by solar power. Surrounding this space the land around has been landscaped beautifully over the years and apart from the 100 year old olive trees surrounding the finca also boasts a range of fruit trees from orange to fig, pomegranate, lemons and more.

To the side of the main entrance to the finca there is a car port with space for two vehicles which hosts the solar panel installation above. In front of this and accessible from a dedicated door is the plant room for the main house where the hot water tank and heating installation is based. The converter for the solar installation is also in this area.

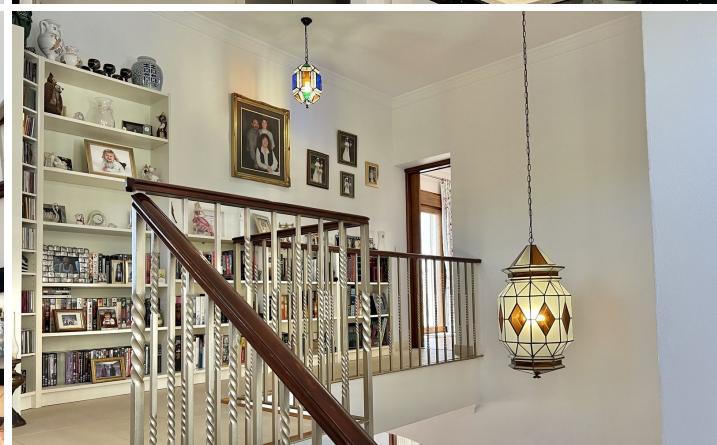
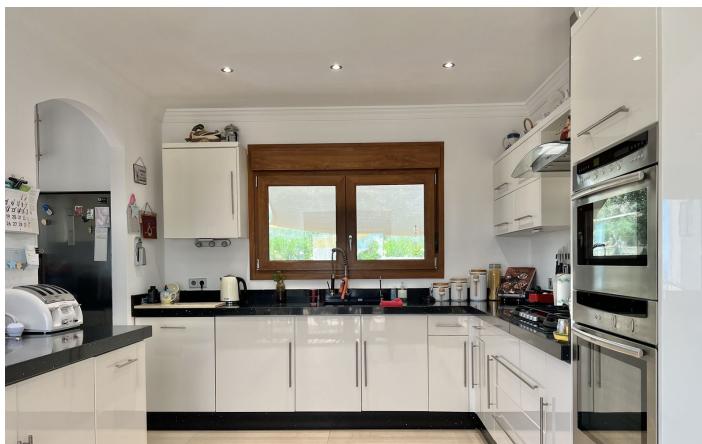
Further to these installations the property also benefits from its own private water supply fed through a well which is in turn connected to a 3000 litre water deposit. From here the water is decalcified and carbon filtered for use in the main house. Although the property has a 7KW solar panel installation it does also boast access to mains electricity although the current owners find that throughout the daytime the solar install is sufficient to cover their needs. There is also a separate solar hot water installation on the property with electric back up should it ever be required. Separately, again, the property is served by an 11KW heat pump which provides radiant underfloor heating throughout the main living space.

This finca has Northern European Standard insulation with premium quality double glazing and electric blinds and fly screens alongside an alarm system. Property boundary is not fenced.

The property is offered to market with all paperwork in place and ready for sale.

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## GALLERY







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