

# Detached Villa in Gaucín

Price € 525,000

Bedrooms	5
Bathrooms	6
Build Size	750 m <sup>2</sup>
Plot Size	1279 m <sup>2</sup>

## SETTING

- ✓ Mountain Pueblo
- ✓ Close To Shops

## ORIENTATION

- ✓ South
- ✓ South West

## CONDITION

- ✓ Restoration Required

## POOL

- ✓ Private
- ✓ Room For Pool

## CLIMATE CONTROL

- ✓ Central Heating
- ✓ Fireplace

## VIEWS

- ✓ Sea
- ✓ Panoramic

## FURNITURE

- ✓ Not Furnished

## KITCHEN

- ✓ Not Fitted

## PARKING

- ✓ Street

## UTILITIES

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Gas

## CATEGORY

- ✓ Distressed

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One of the most iconic historic homes in Gaucín has come to the market — a truly remarkable property offering exceptional scale, breathtaking panoramic views and enormous potential for transformation.

Although the house has sadly fallen into a state of disrepair over recent years, the structure itself remains fundamentally sound, presenting a rare opportunity to restore and reinvent one of the village's landmark residences into an extraordinary luxury home.

Positioned in the sought-after Barrio Alto area of the village, this substantial five-level property extends to almost 857m<sup>2</sup> of built space, including expansive terraces, all set within a generous urban plot of 529.50m<sup>2</sup> with a large private garden — an increasingly rare feature within the historic centre of Gaucín.

The versatility and sheer size of the property open up a number of exciting possibilities. For investors and developers, the layout and scale lend themselves perfectly to conversion into several exclusive luxury apartments or boutique holiday residences. For those seeking a lifestyle project, the property would also make an exceptional high-end boutique guesthouse or bed and breakfast, combining authentic Andalusian character with spectacular views and outdoor spaces.

The accommodation is distributed across five floors:

- **Level -2** (two floors below street level) – 80.20m<sup>2</sup>

Comprising 2 storage rooms, 1 bedroom and 1 bathroom.

- **Level -1** (one floor below street level) – 305m<sup>2</sup>

Including a bedroom, 2 bathrooms, 3 storage closets, dining room, kitchen, darkroom and living room.

- **Level 0** (main entrance level from Barrio Alto) – 210m<sup>2</sup>

Featuring 2 entrances, 3 bedrooms, 2 bathrooms, 2 living rooms and a kitchen.

- **Level 1** (one floor above street level) – 150m<sup>2</sup> built area plus 63m<sup>2</sup> terrace

Comprising a study, bathroom, utility room, laundry room, sitting room and large terrace.

- **Level 2** (top floor) – 5.51m<sup>2</sup> built area plus 43m<sup>2</sup> terrace

Including a storage room and additional panoramic terrace.

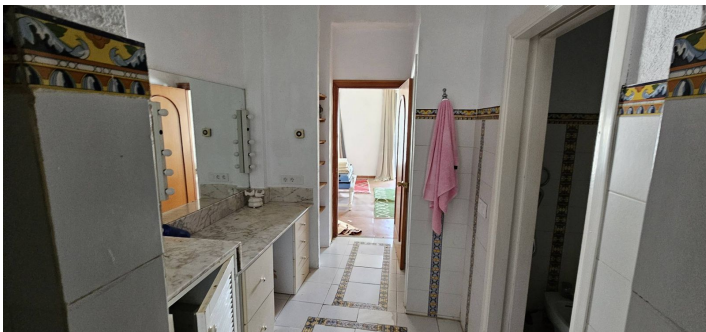
## Property Summary

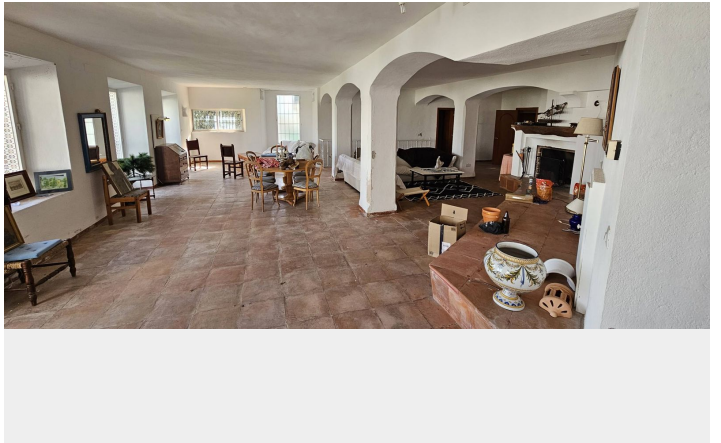
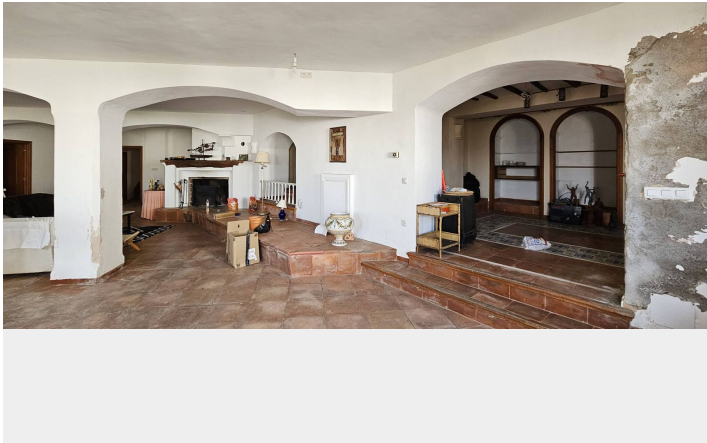
- Total Built Area: 856.71m<sup>2</sup> (including 106m<sup>2</sup> of terraces)
- Total Plot Occupied: 305m<sup>2</sup>
- Total Plot Size: 529.50m<sup>2</sup>
- Location: Barrio Alto, Gaucín

As a company based locally in Gaucín, we are also able to offer a complete architectural, design and project management service for buyers wishing to restore or redevelop the property, guiding the project from initial concept through to completion.

[View Property Online](#)

# GALLERY





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