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for sale Villa For Sale

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for sale

Price: €399,500
Bedrooms: 5
Bathrooms: 5
M2 Living: 215^2
M2 Plot: -
M2 Terrace: -
Address: Viñuela,Málaga

Fantastic lake and mountain views
Unusual split level design to main house
Comfortable ambient temperature due to high insulation
Large garden areas with many olive trees
Solar heated swimming pool
Good potential rental income from annexe
DETAILS
The property was erected on substantial reinforced concrete foundations and blockwork and timber framed sub walls to create TWO SEPARATE and distinct homes, the main circular house and an adjacent annexe. The annexe is officially registered as 'Vivienda Rural' and rented out as a holiday rental with good percentage annual occupation figures and corresponding excellent revenues. Alternatively this could be utilised as additional separate accommodation for extended family members or even joined together with the main house to increase the facilities for a larger combined family home.

The design was orientated particularly to take full advantage of the simply unbeatable view of the Lake Vinuela directly in front , some 500 metres distant, and Mount Maroma beyond.
One never tires of the view as it changes regularly according to the time of day and season, occasionally even with snow caps on the mountain.

The ANNEXE
The annexe is offered "as is" complete with all fixtures and fittings ready for future rental guests (excluding linen and towels).
The total floor area of the annexe is some 67 square metres and offers a fully fitted out kitchen with all appliances, washing machine, dishwasher, fridge/freezer, oven, microwave and ceramic hob with extractor above.. Ample storage cupboards and granite worktop with tiled surround, plus additional space for the dining table with 6 chairs.
The kitchen is to the rear of the main salon which affords comfortable seating for up to 6 persons on 2no 3 seater sofa beds which offer sleeping facilities for extra guests. There is also an Ikea storage unit, coffee table, TV & table lamps .
The sitting room faces the lake, mountain and the swimming pool to the front, which has its own ample and

private terrace, part of which is shaded under the roof overhang.
Spanish TV is available via the existing antenna.
There are two bedrooms, one double and one with twin single beds, each with wardrobes and bedside tables.
The main bathroom with bath (Shower over), hand basin and WC is situated between the bedrooms and an additional wet room with shower, hand basin and WC is located adjacent to the front entrance hall.
The annexe has its own electric water heater and air conditioning in the main bedroom and salon which offer both heat and cooling.
The property affords a high level of insulation which keeps the ambient temperature within the house to comfortable levels with minimum energy input both in the summer and winter.

The MAIN HOUSE
- The layout is somewhat unique due to the three split levels. The lower level for the main bedrooms and the upper levels for kitchen dining and salon, which allow the occupiers to enjoy the wonderful lake view from both levels.

GROUND FLOOR
- Entry into the lobby via the front door also leads through a separate door to a small enclosed private garden area with a lemon tree that usually provides fruit nearly all year around.
The ground floor hallway leads firstly to the second bedroom , with A/C, then an adjacent shower room with WC, and onto the master bedroom, with A/C. There is a walk through dressing room (individual water heater) leading to the en suite bathroom with shower, twin vanity unit , bidet and WC.
An external door leads into the enclosed side courtyard area with yet another lemon tree and many shrubs and plants around the border again with a shaded sitting area.

MIDDLE LEVEL
Leading directly from the front entrance lobby is a half flight of stairs up to the semi circular sitting room, some 11.0metres x 4.5metres maximum, with A/C, ceiling fans and with 4 very large picture windows taking advantage of the views outside. The circular design provides for higher ceilings and gives the whole area a feeling of spaciousness.
Externally there is an elevated terrace accessed via patio doors outside the sitting room with partly roofed section over to offer shade.

UPPER LEVEL
A further half flight of stairs leads to a dining area and the fully fitted kitchen, with large American styled fridge freezer, oven, ceramic hob and dishwasher. Double corner sink, ample cupboards and granite worktops including a small area to the front overlooking the sitting room below which has been used as a two seater breakfast bar.
Behind the kitchen there is another corridor leading to a third single bedroom, dry store goods cupboards and utility area with WC, hand basin and refuse bins. All areas are adequately catered for with electrical sockets and light fixtures.

EXTERNALLY
There is a separate garage incorporating a small utility area with washing machine and WC, plus additional parking areas nearby.
There are 2 separate water depositos , storing 7000 litres of water to service the external pressure pump within the garage which provides good water pressure to all supply points.
Adjacent to the swimming pool is a small pump room with filtration system for the pool , and a covered area with gas BBQ and shaded seating. The return water to the pool passes through a system of tubing providing solar heating to the pool water, which helps to extend the swimming season. The elliptical

fibreglass swimming pool is approximately 10m x 4.5m varying from 1.1m to 1.8m depth.
The remainder of the plot, totalling some 5500 sq metres, is dotted with many olive trees, grasses, yuccas, and many other plants, and is fully fenced and gated.
Waste effluents are dealt with in a regulation biological tank.
The property is supplied with 3 phase electricity. Contracted to Endesa
NOTE:Our current internet service provider (BB4S) supplies good WIFI reception subject to a renewed contract with the purchasers. SDM