ALL IN real estates








Townhouse in Gaucín

Bedrooms	**4**	Bathrooms	**1**	Built	**187m2**	Plot	**0m2**

R4882234	**Townhouse**	**Gaucín**	**85.000€**

Authentic village building with double entrance, three connecting floors, and the possibility of a panoramic terrace — a unique renovation opportunity in the center of Gaucín (Andalusia) In the heart of the historic center of Gaucín, one of the most beautiful and culturally vibrant white villages in Andalusia, is this traditional three-story building with a rare feature: two independent entrances from different streets and at different levels, as well as an interior staircase connecting all floors, making its renovation extremely easy. • Lower level (23 m², registered as a warehouse): a former bakery with its original wood-fired oven and kneading machines, with a direct door to the back street. • Main floor (82 m²): accessed from the main street of the village, spacious and bright, ideal as a living area or to create a separate home. • Upper floor (82 m²): perfect for bedrooms, a study, or another residential unit. In total, the property offers 187 m² of official built space on an 82 m² plot and the possibility of adding a fourth floor with a panoramic terrace, from which to enjoy open views of the mountains and the white landscape of Gaucín. Its layout and two main entrances, combined with the interior vertical connection, open up endless possibilities: ? Convert it into two completely independent homes. ? Create a spacious family home with a work or study area with its own entrance. ? Develop a boutique tourism project (apartments, a rural house, or a small charming hotel). The building retains original details of great character, highly valued by those seeking an authentic project steeped in history. ???? Gaucín and its surroundings Gaucín is

one of the most beautiful white villages in Andalusia and, at the same time, one of the most dynamic and cultural. Unlike other villages in the Genal Valley, there is life here year-round: • Cultural Week with concerts, dance, workshops, and exhibitions. • "Del Corcho" Flamenco Festival. • Virgen de las Nieves Fair in August. • Pilgrimage of the Holy Child. • Concerts by the municipal band fill the streets with music. It has an active international artistic community, contemporary art galleries and events, hiking trails, paddle tennis courts, a municipal swimming pool, and a varied culinary offering, with restaurants recognized by the MICHELIN Guide (Bib Gourmand). Its temperate Mediterranean climate, with more than 2,700 hours of sunshine per year and mild temperatures even in winter, makes living here comfortable and enjoyable year-round. ???? Connections • Manilva and Sabinillas beaches (Costa del Sol): ~30 min • La Duquesa Marina and nearby golf courses: ~30 min • Ronda: ~35 min • Estepona / Marbella: ~1 h – 1 h 15 min • Gibraltar Airport: ~1 h • Málaga Airport: ~1 h 15 min – 2 h ???? Why this property is different • Double access from two streets at different levels. • Three floors connected by an internal staircase (something unusual in similar properties). • 187 m² of built area + possibility of a fourth floor with a panoramic terrace. • Strategic location: main street, steps ?from ?restaurants, ?art ?galleries, ?shops, and all ?services. • ?Historic character: wood-fired oven and ?unique original ?features. • Great ?potential ?for revaluation for housing, ?tourism ?investment ?or ?a ?combination ?of ?uses.