



## House in Villanueva De La Concepcion

Bedrooms

**5**

Bathrooms

**5**

Built

**195m2**

Plot

**5267m2**

**R5109421**

**House**

**Villanueva De La  
Concepcion**

**449.000€**

Authentic villa with panoramic views of El Torcal – including two casitas Just a ten-minute drive from the lively village of Villanueva de la Concepción, this charming detached villa offers stunning views of El Torcal – an impressive natural area known for its rugged limestone formations, rare flora, and spectacular hiking trails. Here you can enjoy peace, space, and the authentic atmosphere of the Andalusian countryside, while still being close to local amenities. Built in 1995, the villa stands on an almost fully fenced, flat plot of no less than 5,267 m<sup>2</sup>. The main house of 112 m<sup>2</sup> features three comfortable bedrooms, each with its own en-suite bathroom. One of these bedrooms also has a separate entrance from outside, making it ideal for creating an additional guest apartment or rental unit. The living room in the main house is warmed by a cozy wood-burning stove, creating a warm and inviting atmosphere on cooler evenings, and a heating and cooling air conditioning system ensures comfort throughout the year. All bedrooms, as well as the two casitas, are also equipped with air conditioning. Next to the main house are two fully furnished casitas measuring 28 m<sup>2</sup> and 22 m<sup>2</sup>, perfect for immediate tourist rental. The sale includes the full inventory, meaning you can start renting out immediately without any additional investment. The beautiful garden features a generous swimming pool of nearly 50 m<sup>2</sup>, equipped with a brand-new pump. It is a concrete pool with a liner, so also possible to tile it. Adjacent to the pool, you will find a charming outdoor kitchen

and a practical laundry area – everything you need to fully enjoy outdoor living. In front of the house is an enclosed conservatory overlooking the green garden, providing extra living space in every season. The property is surrounded by fifteen different varieties of mature fruit trees, including plum, apple, walnut, cherry, lemon, lime, apricot and mulberry. The kitchen in the main house is equipped with all necessary appliances and offers plenty of space. The spacious living room is the heart of the home and, like the rest of the property, features double glazing. Hot water is supplied via propane gas geysers, except for one bathroom, which uses an electric boiler. The property is connected to the municipal water and electricity network. This unique home not only offers a comfortable and inviting living environment but also excellent opportunities for tourist rental. Everything is already in place – you just need to turn the key.

Barbeque  
Double Glazing  
Marble Flooring  
Storage Room

Barbeque  
Guest Apartment  
Private Terrace  
Utility Room

Covered Terrace  
Guest House  
Solarium  
WiFi