

# ALL IN

## real estates



### House in Arriate

Bedrooms **4** Bathrooms **2** Built **224m2** Plot **542m2**  
**R5055877** **House** **Arriate** **295.000€**

Detached Andalusian Villa with Private Pool and Traditional Charm In the exclusive and quiet Los Arroyos neighborhood, just 10 minutes from Ronda and less than an hour from the Costa del Sol, stands this detached Andalusian villa, ideal for those seeking authenticity, modern comfort, and a serene setting without sacrificing easy access to Malaga, its international airport, and the Mediterranean coast. Exterior designed for year-round enjoyment Cobbled garden with a private, fenced pool, perfect for enjoying the Andalusian sun with security and privacy. Outdoor kitchen with barbecue, ideal for family gatherings, al fresco dining, and celebrations. Ample private parking for several vehicles and a storage room add functionality. Architectural details in natural stone and high quality traditional materials enhance the Andalusian character. Solar panels for hot water and pre-installed central heating, combining energy efficiency and comfort. Layout designed for modern living Ground floor: Cozy living room with fireplace, perfect for the cooler months. Spacious kitchen-dining room with large French doors leading to the covered porch and garden. Bright bedroom and full bathroom with shower. First floor: Three bedrooms, two with walk-in closets. Master bedroom with two private terraces that allow for natural light and views. Full bathroom with bathtub and practical laundry/storage room. Privileged climate of southern Andalusia Arriate enjoys a temperate Mediterranean climate, with mild winters and warm summers that are more pleasant than on the coast, thanks to the altitude of the Serranía de Ronda mountain range. This allows you to

enjoy outdoor spaces much of the year, hosting al fresco meals, relaxing by the pool, and taking advantage of the abundant natural light that characterizes southern Spain. Surroundings and Lifestyle Arriate is a whitewashed Andalusian village known for its peaceful and welcoming atmosphere. It has cafes, bakeries, small supermarkets, pharmacies, banks, and restaurants just minutes away. Its cultural calendar includes fairs, festivals, and traditions that keep the Andalusian spirit alive. Ronda, just 10 minutes away, is one of the most visited destinations in Andalusia. It offers historical monuments such as the Puente Nuevo, wineries, hiking trails, year-round cultural events, and cuisine ranging from traditional tapas to haute cuisine. Less than an hour away, the Costa del Sol offers beaches, golf, marinas, and a wide range of international leisure options. Malaga Airport (AGP) connects with Europe and the rest of the world in just over an hour by car. A unique opportunity This property combines the timeless charm of an Andalusian villa with modern comfort, in a secure residential setting with no community fees. It's perfect both as a permanent residence for those looking to transition to a quieter, sunnier lifestyle, and for those looking for a second home where they can enjoy southern Spain year-round.

Bar

Courtesy Bus

Fitted Wardrobes

Private Terrace

Utility Room

Bar

Covered Terrace

Near Church

Solarium

WiFi

Barbeque

Double Glazing

Near Transport

Storage Room