

ALL IN

real estates



House in Guaro

Bedrooms **3**

Bathrooms

2 Built

216m2

Plot

4084m2

R5434081

House

Guaro

449.000€

Perched on a hillside on the north-eastern side of the charming whitewashed village of Guaro, this delightful country home enjoys one of the most spectacular panoramic settings in the area. Located just 2.5 km (approximately a 10-minute drive) from the village, the property is accessed via a well-maintained country track, with sections of concrete, offering relatively easy year-round access. The true highlight of this property is undoubtedly its breathtaking 180-degree mountain views. From its elevated position, the scenery stretches across the surrounding countryside, creating an exceptional sense of peace, privacy and natural beauty. Designed for comfortable everyday living, the house is distributed over a single level. The accommodation comprises a spacious living room, an independent kitchen, three bedrooms and two bathrooms, including a master suite with its own en-suite bathroom featuring a hydromassage shower. Air conditioning is installed in both the living room and the master bedroom for added comfort. An additional room, currently used as a home office, benefits from built-in wardrobes, making it equally suitable as a study, hobby room or extra storage space. From the living room, doors open onto a covered terrace, without doubt the standout feature of the home. This is the perfect place to relax, dine or entertain whilst taking in the truly stunning mountain views that surround the property. Outside, the home offers a private swimming pool on one side and a summer kitchenette with barbecue area on the other, ideal for enjoying the Mediterranean lifestyle. To the front of the property there is ample parking for

several vehicles, complemented by an attractive feature pond. The fully fenced plot is relatively steep; however the current owners have thoughtfully created pathways throughout the land, making it easy to explore. A variety of fruit trees can be found around the grounds, while overall the plot remains relatively low maintenance. The property benefits from mains electricity and town water. Although the house would benefit from modernization throughout, it offers fantastic potential to create a wonderful permanent residence, holiday home or peaceful countryside retreat in an enviable location. If you are searching for privacy, tranquility and truly unforgettable panoramic views, this could be the perfect property for you. The Listing agent for itself and as agent for the vendor gives notice that: 1. The details relating to the property offered above are intended only as a general guide for prospective buyers and do not constitute, in whole or in part, an offer or contract. The information is provided for guidance purposes only and does not form part of any contractual agreement. 2. Every effort has been made to ensure that the information contained in this advertisement is accurate and as reliable as possible. However, the details may be subject to errors, omissions, changes, availability or withdrawal without prior notice. 3. Any prospective buyer should satisfy themselves as to the accuracy of each statement by carrying out their own inspections, searches, enquiries and surveys, either personally or through a legal representative. 4. All statements are made without responsibility on the part of the estate agent or the vendor. 5. None of the statements contained herein should be relied upon as statements or representations of fact. 6. Neither the estate agent nor any person employed by or acting on behalf of the estate agent has authority to make any representation or warranty whatsoever in relation to this property. 7. Nothing contained in these particulars shall be deemed to be a statement that the property is in good repair or condition, or that any services, systems or appliances are in working order. Prospective purchasers are advised to inspect the property personally to verify its condition. 8. The photographs are for the exclusive use of our agency. The images are provided for illustrative purposes only and may show only certain parts and aspects of the property at the time the photographs were taken. No assumptions should be made regarding any parts of the property not shown in the photographs. 9. Any areas, measurements or distances stated are approximate and have been taken from the property's documentation. 10. Any reference to alterations, extensions or permitted use should not be taken as a statement that the necessary planning permissions, building regulations approvals, listed building consents or any other required authorisations have been obtained. 11. All costs and taxes arising from and associated with the purchase of the property are the responsibility of the purchaser and are not included in the sale price. These may include Value Added Tax (VAT at 10% or 21%) or Property Transfer Tax (ITP at 7%), depending on the nature of the transaction, as well as Stamp Duty (AJD at 1.2%), Notary fees, Land Registry fees and any legal representation costs. 12. Agency fees are included in the sale price.

Barbeque
Ensuite Bathroom

Barbeque
Fitted Wardrobes

Covered Terrace
Private Terrace