ALL IN real estates

House in Monda

Bedrooms	3	Bathrooms	2	Built	152m2	Plot	6037m2
R5463874		**House**		**Monda**		**499.000€**	

Beautiful Andalusian Villa with Panoramic Views and 6,037 m² Plot – Monda Discover this charming Andalusian-style detached villa near Monda, set in an elevated position surrounded by beautiful countryside and offering wonderful panoramic mountain views. Located in a peaceful and private setting, the property is approximately 30 minutes from Marbella and close to Monda village. The villa offers 152 m² of built accommodation distributed over two floors. The main floor features a spacious living room with fireplace, open-plan fully fitted kitchen, one bedroom and a bathroom, while the upper floor comprises two further bedrooms and a bathroom. The villa is equipped with air conditioning with hot and cold settings, providing comfort throughout the year. There is also a large private garage, storage and utility areas. The outdoor spaces are ideal for enjoying the Mediterranean lifestyle, with a 55 m² terrace, large private swimming pool, covered terrace and barbecue area. The elevated position provides beautiful views across the surrounding mountains, gardens and pool, while the secluded setting offers an exceptional level of privacy and tranquillity. The 6,037 m² rural plot has a varied agricultural landscape, including approximately 3,075 m² of pasture, 1,597 m² of dry-farmed almond trees and 685 m² of dry-farmed olive trees. AFO Documentation A particularly important advantage is that the property has an architectural Certificate of Aptitude prepared as part of the AFO (Asimilado a Fuera de Ordenación) procedure. The certificate confirms that the house, garage and swimming pool were fully completed and

already existed in their current configuration before 2004. The cadastral information included in the certificate records 2000 as the year of construction. The certificate also confirms that the buildings meet the required conditions of safety, habitability and sanitation, with electricity connected to the general network, an autonomous water supply and an approved autonomous wastewater treatment system. The AFO documentation is a significant advantage when purchasing a rural property in Andalucía, providing important legal and administrative documentation regarding the existing buildings. With its large private plot, swimming pool, garage, panoramic views, air conditioning and peaceful countryside location, ?this ?is ?an ?excellent ?opportunity for anyone ?looking ?for a private family home ?or relaxing ?country retreat, ?while ?remaining within easy reach ?of ?the ?Costa ?del ?Sol. Furniture ?is ?optional.

Barbeque	Barbeque	Covered Terrace
Fitted Wardrobes	Private Terrace	Storage Room
Utility Room		