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House in Valtocado

Bedrooms	**6**	Bathrooms	**7**	Built	**407m2**	Plot	**2066m2**

R5495743	**House**	**Valtocado**	**1.297.000€**

Spacious Villa for Sale with Sea Views and Tourist Licence — Mijas Detached villa in Valtocado, one of the quietest and most exclusive residential areas of Mijas, close to Mijas Pueblo and with good access to the coast. Panoramic views of the sea and Mijas Costa, with complete privacy and a layout suited both for year-round living and for hosting guests or holiday rental. 527 m² built on a plot of approx. 2,266 m². Set on a hillside, it is arranged over four levels connected by stairs and a lift. The orientation and large windows make the most of natural light and the views from the main rooms. Main floor: bright, spacious open-plan living-dining room with fitted kitchen, guest toilet and direct access to the terraces. Master bedroom with en-suite bathroom, two dressing rooms and an additional room (currently an office, suitable as a bedroom or nursery). Bedrooms: one level down, two bedrooms, each with an en-suite bathroom and access to a terrace with a chill-out area. Guest apartment: independent level with kitchen, bathroom and two bedrooms. Flexible use: two bedrooms (current layout) or one bedroom and a lounge. Full bathroom by the terrace exit, with outdoor kitchen and jacuzzi. Pool: on its own level, salt-water infinity pool with a large sun terrace and open views of the sea and the valley. Basement and garage: large enclosed garage with automatic door, full bathroom, gym/music room, workshop and machine room. Comfort and efficiency (year-round use): 30 solar panels + 2 for hot water Underfloor heating Air conditioning (hot/cold) Lift connecting all four levels Salt-water infinity pool Outdoor kitchen

Gardens with automatic irrigation Large terraces with chill-out area 2 outdoor parking spaces Tourist licence in force: broadens the possible uses (main residence, second home or a combination of private use and holiday rental, with its income potential). Key features: Sold furnished 527 m² built · plot approx. 2,266 m² 4 levels connected by stairs and lift 6 bedrooms · 6 full bathrooms + 1 guest toilet Master suite with two dressing rooms and an additional room Independent guest apartment Fitted kitchen Salt-water infinity pool Jacuzzi (needs repair) Outdoor kitchen Large terraces with chill-out area Panoramic views of the sea and Mijas Costa Private gardens Enclosed garage with automatic door Gym/music room, workshop and machine room Underfloor heating · air conditioning (hot/cold) 30 solar panels + solar hot water Built in 2004 Approximate costs: IBI (property tax) €1,080/year · Community fees €62.50/month · Refuse €142/year In accordance with Decree 218/2005 of 11 October, the buyer is informed that notary fees, land registry fees, Transfer Tax (I.T.P.), financing costs and any ?other ?costs ?inherent ?to ?the purchase are ?not ?included in the price. The ?information in ?this listing ?is ?for guidance only, is ?not ?binding ?and ?has ?no ?contractual ?value.

Barbeque	Barbeque	Basement
Covered Terrace	Double Glazing	Ensuite Bathroom
Fiber Optic	Fitted Wardrobes	Guest Apartment
Gym	Jacuzzi	Lift
Near Transport	Solarium	Storage Room
Utility Room		