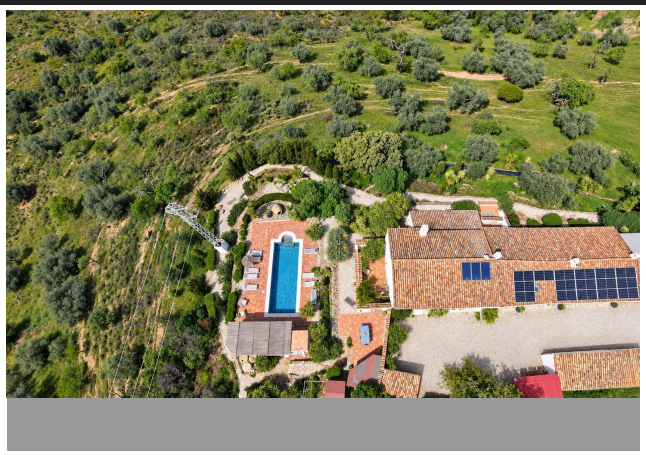
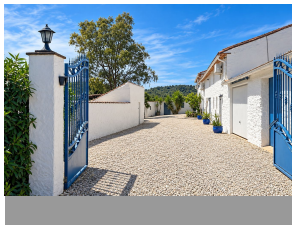
ALL IN real estates





House in Casabermeja

Bedrooms	**8**	Bathrooms	**7**	Built	**440m2**	Plot	**34200m2**

R5412157	**House**	**Casabermeja**	**849.000€**

Character cortijo with three guest casitas and an established holiday rental business near Málaga Enjoy life in the Andalusian countryside while welcoming guests to their own independent accommodation. This cortijo combines a spacious private home, three renovated guest casitas and an established holiday rental operation, approximately 30 minutes from Málaga. Set in the Montes de Málaga, the property offers privacy, open mountain views and generous outdoor spaces. It is an appealing option for buyers looking to relocate to Spain, accommodate extended family or combine their own home with an existing hospitality business. A private home with space to live comfortably The main house provides a separate space for the owners, with three bedrooms, three bathrooms, an office, a large kitchen and a comfortable living area. This arrangement allows you to enjoy your own home while guests stay in the independent casitas. Three independent guest casitas All three casitas were fully renovated in 2022. Each has its own kitchen, living space, outdoor terrace and wood burning stove, offering comfortable accommodation across the seasons. • Casita for four guests: two bedrooms, two bathrooms, an open kitchen and living area, and two terraces. • Casita for up to six guests: two upstairs bedrooms with ensuite bathrooms, a sofa bed in the living room, a spacious kitchen and a terrace with mountain views. • Casita for two guests: one bedroom with an ensuite bathroom, a fully equipped kitchen, a living area and a private terrace. Together, the casitas accommodate up to 12 guests, providing flexibility for

holiday rentals, visiting friends or family. An established rental operation The property currently operates as a holiday rental business, with tourist rental licences in place and a history of guest reviews. Rental figures from the last year are available on request, allowing interested buyers to assess the existing operation alongside their own plans. Outdoor living with mountain views A large swimming pool and sun terrace form the heart of the outdoor space. Beside the pool, a generous covered outdoor kitchen and seating area create an inviting setting for relaxed meals and long summer evenings. The casitas' individual terraces provide additional places for guests to unwind and enjoy the surrounding countryside. **Practical features for everyday living** The property includes: • A garage of approximately 80 m² and several storage rooms • A 15 kW solar panel installation • Solar water heating • A private borehole water supply with multiple storage tanks • An automated water filtration system • Air conditioning throughout, with 15 units installed approximately two years ago **Peaceful surroundings within reach of Málaga** Casabermeja and Colmenar are approximately 10 to 11 minutes away, offering schools, shops and everyday services. The final approximately 2.5 km of access is along a wide, unpaved track, maintained by the municipality and shared with neighbouring properties. Documentation and AFO status Tourist rental licences are in place. The sellers have applied for AFO recognition, commonly referred to as DAFO, and the procedure is ongoing. The available application documents and payment records can be provided for review. Discover the property and its possibilities Whether you are looking for a countryside home with rental income or a property where family and guests can stay independently, this cortijo offers a combination worth exploring. Contact us to request the full property information, rental figures from ?the ?last ?year ?and ?available documentation, or ?to ?arrange a viewing. Visits are ?coordinated around ?guest bookings ?so ?that you can see ?as ?much ?of ?the ?accommodation ?as ?possible.

Covered Terrace	Covered Terrace	Double Glazing
Ensuite Bathroom	Fitted Wardrobes	Guest Apartment
Guest House	Private Terrace	Storage Room
Utility Room	WiFi	