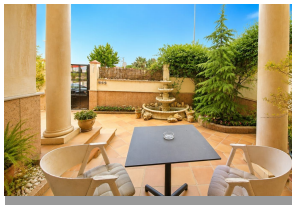
ALL IN
real estates





House in Ronda

Bedrooms	**6**	Bathrooms	**8**	Built	**534m2**	Plot	**445m2**

R5462020	**House**	**Ronda**	**650.000€**

EXCLUSIVE VILLA WITH PRIVATE POOL, LIFT AND ACTIVE TOURIST BUSINESS IN THE URBAN AREA OF RONDA An exceptional property in terms of size, location and versatility: 534 m² built, 6 en-suite bedrooms, private swimming pool, lift, garage and an established tourist accommodation business currently in operation, all within the urban area of Ronda. This is a particularly attractive opportunity both for those looking for a spacious family home in Ronda and for buyers interested in combining their own residence with a property offering tourism and income potential in one of Andalusia's most iconic destinations. A LARGE VILLA WITH ALL THE CONVENIENCE OF TOWN LIVING One of the property's greatest advantages is undoubtedly its location. Situated in the established residential neighbourhood of San Rafael, the property offers the space, privacy, swimming pool and outdoor areas normally associated with a large detached villa, while enjoying the convenience of being within the urban area of Ronda. Large supermarkets, local shops, parks, sports facilities, a municipal swimming pool and a wide range of everyday services can all be found nearby, with many amenities within walking distance. Ronda town centre can also be comfortably reached on foot, considerably reducing the need to depend on a car for everyday life. At the same time, the property is conveniently located close to the ring road, providing excellent road connections and easy access to the surrounding Serranía de Ronda and the Costa del Sol. OVER 500 M² AND AN EXCEPTIONALLY VERSATILE LAYOUT Set

on an urban plot of approximately 445 m², the property offers 534 m² of built area according to Cadastral records, distributed over several levels connected by a lift. The house features 6 spacious bedrooms, each with its own en-suite bathroom, providing an excellent degree of comfort and privacy. Some of the bedrooms also feature dressing rooms, fitted wardrobes and private terraces. This configuration makes the property particularly suitable for a large family, entertaining guests or continuing its current tourist accommodation activity. MAIN FLOOR: SPACE, NATURAL LIGHT AND COMFORT The main floor features a spacious, modern and functional kitchen together with a generous living room with a wood-burning fireplace. One of the en-suite bedrooms is also located on this level, providing a particularly convenient option for guests or anyone wishing to avoid stairs. Natural light is another notable feature of the house, enhanced by an impressive central skylight that allows daylight to flow through the interior. FIVE PRIVATE SUITES ON THE UPPER FLOOR The next level accommodates five additional bedrooms, each with its own private en-suite bathroom. Some also include dressing areas, fitted wardrobes and private terraces, creating comfortable and independent spaces with the feel of individual guest suites. This layout is one of the property's most distinctive features and makes it especially well suited to its current tourism use. CONVERTED BASEMENT, WELLNESS AREA AND GARAGE The basement offers a variety of spaces currently fitted out and used by the owners, including a kitchen and additional rooms, providing considerable flexibility. This level also features a wellness area with jacuzzi and sauna, an unusual and attractive addition for an urban property. A spacious garage with capacity for approximately two vehicles is also located on this level. PRIVATE SWIMMING POOL AND OUTDOOR LIVING The outdoor areas have been designed to make the most of Ronda's climate and provide comfortable spaces for relaxation and entertaining. The property features a private swimming pool, garden areas, paved terraces, a covered porch and a pleasant pergola with an outdoor dining area beside the pool. It provides all the benefits of private outdoor living while remaining practical and relatively easy to maintain compared with a large country estate. Several additional terraces throughout the property further enhance the outdoor space. QUALITY FEATURES AND EXCELLENT EQUIPMENT The property is presented in excellent condition and has been carefully maintained. Features include marble-style flooring, tilt-and-turn aluminium windows, electric shutters with a wood-effect finish, central heating, solar panels for hot water, a wood-burning fireplace and a lift connecting the different levels. The upper roof level houses part of the property's technical installations and solar equipment, as well as the impressive central skylight that brings natural light into the house. This level also enjoys extensive views over the surrounding area. AN ESTABLISHED TOURIST ACTIVITY One of the property's most attractive additional features is that it currently holds an active tourist licence and part of the house continues to operate as tourist accommodation. Its particular layout allows the owners to maintain their own private living space while other areas of the property are used to accommodate guests. This creates an interesting opportunity for buyers seeking not only a substantial home in Ronda but also a property with an established tourism history and potential to generate income, subject to the applicable regulations and administrative requirements. Ronda is one of Andalusia's best-known international destinations, enjoying a privileged location between the Serranía de Ronda and the Costa del Sol. This further enhances the property's appeal to both national and international buyers. A RARE PROPERTY IN RONDA 534 m² built. 6 en-suite bedrooms. Private swimming pool. Lift. Garage for approximately two vehicles. Jacuzzi and sauna area. Private terraces and outdoor spaces. Solar panels. Central heating. Active tourist accommodation business. All within the urban area of Ronda. An exceptional option as a large family residence, second home or property with tourism and ?investment ?potential, ?combining ?generous ?living space, private ?leisure ?areas and the convenience of ?having Ronda's ?amenities within ?easy ?reach. Contact us for further ?information ?or ?to ?arrange

?a ?private ?viewing.

Barbeque	Barbeque	Basement
Covered Terrace	Domotics	Double Glazing
Ensuite Bathroom	Fitted Wardrobes	Guest House
Jacuzzi	Lift	Marble Flooring
Near Church	Near Transport	Private Terrace
Sauna	Solarium	Storage Room
Utility Room	WiFi	Wood Flooring