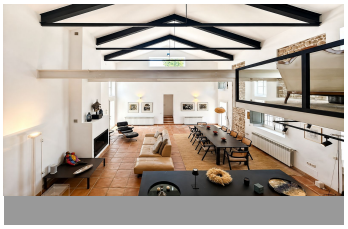
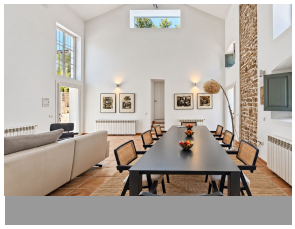
ALL IN real estates





House in Villanueva del Rosario

Bedrooms	5	Bathrooms	5	Built	360m2	Plot	12000m2

R5461924	House	Villanueva del Rosario	988.000€

Molino el Tejar Unique Andalusian estate with two homes and a remarkable artistic heritage | Villanueva del Rosario, Málaga Molino el Tejar is an exceptional country estate combining authentic Andalusian character with space, luxury and a surprisingly contemporary interior. Behind the charming façade of the traditional cortijo lies an impressive home with the open, spacious feel of a loft. The estate offers two fully independent living units, five bedrooms, five bathrooms and approximately 12,000 m² of land. The walled residential area provides peace and privacy, while the centre of Villanueva del Rosario is only a three-minute drive away. A spectacular loft-style home At the heart of the main house is an impressive open-plan living area with soaring ceilings and a mezzanine. Authentic features, generous proportions and contemporary finishes combine to create a truly distinctive atmosphere. The newly fitted bespoke kitchen opens directly onto the living space and features a large island, an American-style fridge and a high-quality combination steam oven. It is a wonderful setting for cooking, dining and entertaining. The main house has three spacious bedrooms, each with its own en-suite bathroom. There is also a separate TV room, an office and an exceptional amount of practical storage. The well-considered layout allows the different areas to flow naturally into one another. A fully independent casita The separate casita is a complete second home with two generous bedrooms, its own kitchen and two bathrooms. It also enjoys a private terrace

and garden. This independent accommodation is ideal for relatives or friends who value their own space and privacy. Subject to the applicable permissions, it could also serve as guest accommodation, a workspace or a rental unit. Ideal as a family home or luxury guesthouse Molino el Tejar is exceptionally well suited to life as a spacious family home. The main house offers comfortable everyday living, while relatives or guests can stay independently in the casita. Thanks to its layout and the separate access to the rooms, the estate also presents interesting possibilities for a small luxury guesthouse or B&B concept. Guests can be welcomed discreetly without compromising the privacy of the main residence. Any tourism-related use would, of course, be subject to the necessary licences and permissions. A remarkable artistic heritage Molino el Tejar has a special connection with the internationally renowned Spanish painter and printmaker José Hernández. The artist spent extended periods here, creating works in this inspiring setting. This artistic heritage adds another dimension to the estate and contributes to the home's unique character and atmosphere. Outdoor living, nature and privacy A variety of terraces and inviting seating areas surround the house, offering a pleasant place in the sun or shade at any time of day. A fully enclosed relaxation area with a plunge pool provides a sheltered setting in which to cool off and unwind in complete privacy. The estate comprises approximately 12,000 m² of land, offering ample scope for keeping horses, creating a vegetable garden or planting fruit and olive trees. A private well supplies water for irrigating the garden and grounds. Several walking routes can be followed directly from the surrounding area, leading through the beautiful Andalusian countryside. It is an ideal setting for those who appreciate peace, nature, walking and outdoor living. The village is only three minutes away Despite its peaceful rural setting, the centre of Villanueva del Rosario is just a three-minute drive away. The village offers shops, restaurants, a pharmacy, a school and other everyday amenities. Molino el Tejar therefore combines genuine tranquillity and privacy with the convenience of a lively Andalusian village nearby and good connections towards Málaga. Comfortable and ready to move into Molino el Tejar is finished to a high standard and ready for immediate occupation. Features include oil-fired heating and a solar thermal collector for hot water. There is ample private parking within the enclosed grounds, together with space to create a carport if desired. A characterful Andalusian cortijo with a spectacular loft interior, five bedrooms, five bathrooms, ?two ?independent ?homes ?and ?approximately 12,000 m² ?of ?land. Molino el Tejar is ?a rare ?combination of ?architecture, ?history, nature, comfort and ?versatility ?in ?a ?remarkable ?inland ?Málaga ?setting.

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