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Townhouse in Gaucín

Bedrooms	4	Bathrooms	2	Built	260m2	Plot	334m2

R4867648 **Townhouse** **Gaucín** **398.000€**

???? Family Home with Unparalleled Panoramic Views – 321 m² built area, 145 m² garden, and 334 m² plot This impressive four-story single-family home in Gaucín, one of the most vibrant and authentic white villages in the Serranía de Ronda region. Its main attraction is its spectacular open views of over 300° of the Castillo del Águila, Monte Hacho, Campo de Gibraltar, the Mediterranean Sea, and, on clear days, even the Rif Mountains in Africa. A property that combines the essence of Andalusia with spacious, bright, and high-quality spaces, ideal for those seeking tranquility without sacrificing a cultural and active environment. Layout • Lower floor 38 m² closed garage with capacity for three vehicles, elegant tiled floors, direct access to the home, and separate exit to the street. • Main Floor Entrance hall welcomes and organizes the layout. Spacious living room with fireplace and bar area, very bright thanks to large windows. Marble floors throughout the house and dimmable lighting create a cozy atmosphere. Fully equipped solid wood kitchen with breakfast bar and access to a terrace that connects to the private garden of ~145 m², with barbecue, lemon tree, and fruit trees, direct access to the rear street, and the possibility of installing a pool. Separate dining room with fireplace, full bathroom, and practical pantry. • First Floor Foyer leads to four spacious bedrooms, all with high-quality solid wood built-in wardrobes, and a full bathroom. Of particular note is a cozy 29 m² glazed terrace with views of the garden and mountains. • Top Floor Laundry room and a spectacular 37 m² sun terrace with panoramic

views of over 300°: the Mediterranean, Gibraltar, and Africa. Surface Area and Key Facts • Interior usable area (measured with Tour 360): ?253.5 m² • Garage: 38 m² · Glazed sunroom: 29 m² • Approximate total built area: ?321 m² • Garden: ?145 m² • Plot/total graphic area: ?334 m² (two cadastral references) • Official Cadastral Construction: 260 m² living space + 27 m² annex • Year of construction: 1999 (Data verified with digital plans and the Cadastre to ensure accurate and transparent information.) Highlighted Features • Unique panoramic views of the Mediterranean, Gibraltar, and Africa. • Spacious and welcoming entrance hall. • Elegant and fresh marble floors throughout. • Spacious bedrooms with high-quality built-in wardrobes. • Fully equipped solid wood kitchen. • All windows have blinds. • Dimmable lighting for a personalized atmosphere. • Private garden with barbecue, fruit trees, rear exit, ?and ?the ?possibility ?of ?a swimming pool. • ?Enclosed ?garage with capacity for three ?vehicles. • Quiet ?and private ?location, ?a stone's throw from ?the ?center ?of ?Gaucín ?and ?all ?amenities.

Bar	Bar	Barbeque
Covered Terrace	Double Glazing	Fitted Wardrobes
Marble Flooring	Near Transport	Private Terrace
Storage Room	Utility Room	