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House in Villanueva del Rosario

Bedrooms	6	Bathrooms	4	Built	588m2	Plot	24000m2

R5357308	House	Villanueva del Rosario	645.000€

Authentic Andalusian cortijo with 24,000 m² of land, pool and renovation potential – Las Carboneras Looking for space, privacy and authentic Andalusian character, with the opportunity to complete part of the property entirely to your own taste? This impressive cortijo, with 588 m² built according to Catastro, sits on approximately 24,000 m² of land with olive trees and panoramic countryside views, in the peaceful area of Las Carboneras, Villanueva del Rosario, Málaga. Important to know about the condition The cortijo consists of two clearly different parts. One part of the property has already been renovated and is ready to live in, with bedrooms, bathrooms, kitchen and living areas. A significant part of the cortijo, however, is still in an unfinished casco condition and requires renovation and completion before it can be used as finished living accommodation. This gives the new owner the opportunity to determine the final layout and create additional bedrooms, guest accommodation, studios, workspaces or other living areas according to their own requirements. Some images in this listing have been digitally edited using AI to illustrate the renovation potential of the unfinished areas. These images are visualisations only and do not represent the current condition of those spaces. The original photographs are also included so that the current condition can be clearly seen. Key features • 588 m² built according to Catastro • Approximately 24,000 m² of land • Built in 1950 • 2 floors • Renovated and move-in-

ready living section • Significant unfinished section requiring renovation and completion • Swimming pool, registered separately as “deportivo” • Terraces and outdoor kitchen • Additional guest room or studio • Garage and several storage areas • Covered parking for 2 cars • Water, electricity and internet connected • Olive trees and extensive countryside views Layout and renovation potential The renovated section provides comfortable accommodation that can already be used while work is carried out on the remaining part of the cortijo. The unfinished casco offers considerable additional space and flexibility. Depending on the buyer's plans, it could potentially be transformed into extra living areas, guest accommodation, studios or other spaces, subject to any necessary technical and administrative approvals. For complete transparency, the unfinished part requires renovation, the swimming pool requires re-tiling, and some exterior painting and cosmetic finishing is still needed. The combination of an immediately usable section and a large unfinished section makes this particularly interesting for buyers looking for a property they can enjoy now while gradually creating additional space and adding value. Location The cortijo enjoys a peaceful rural setting with good connections towards Villanueva del Rosario, Archidona, Málaga and Granada. With its substantial built area, approximately 24,000 m² of land and considerable renovation potential, the property could work as a spacious private home, a multi-generational family property or a small retreat or guest accommodation concept, subject to the buyer's plans and any required permissions. Please note: Several photographs showing renovated or furnished spaces ?are ?AI-generated ?renovation ?visualisations ?intended solely to ?demonstrate ?what may be possible after ?renovation. They ?should always ?be ?viewed together with the ?original ?photographs ?showing ?the ?property's ?current ?condition.

Barbeque	Barbeque	Ensuite Bathroom
Fitted Wardrobes	Guest Apartment	Guest House
Private Terrace	Sauna	