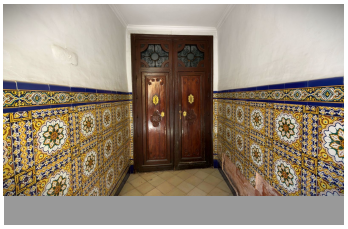
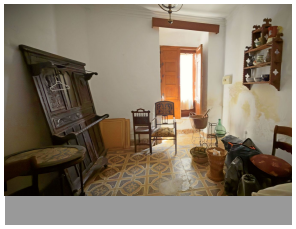
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Townhouse in Alameda

Bedrooms	**4**	Bathrooms	**2**	Built	**675m2**	Plot	**384m2**

R5495872	**Townhouse**	**Alameda**	**220.000€**

A Grand Andalusian Townhouse Awaiting Its Next Chapter – Alameda, Málaga Set in the heart of Alameda, this substantial traditional townhouse offers an extraordinary 675 m² of constructed space on a 384 m² urban plot. Dating from 1921, it is a property of genuine scale and character, ready to be restored and loved again. Behind its imposing façade are beautiful reminders of its Andalusian past: decorative entrance tiles, traditional timber doors, period flooring, high ceilings, fireplaces, wrought-iron balconies and distinctive circular windows. And above all, there is space – a great deal of it. The property provides approximately 254 m² on the ground floor, 254 m² on the first floor and a further 167 m² of storage accommodation above. A Serious Restoration With Serious Potential This is not a cosmetic renovation. The property requires comprehensive structural works and needs a buyer with the vision and appetite to undertake a significant restoration. That, however, is also the opportunity. Its enormous footprint provides the freedom to create an exceptional large family residence, retaining and restoring the original character while completely reimagining the accommodation for modern living. Alternatively, subject to the appropriate permissions and licences, the scale and layout offer exciting potential for a boutique hotel, guesthouse or hospitality project in the heart of Andalucía. A particularly valuable feature is the property's private garage with direct street-level access – a rare commodity for such a substantial house in the centre of a traditional town, and equally useful for a private owner or

hospitality business. Traditional Andalucía Alameda offers the atmosphere of a genuine inland Andalusian town, surrounded by the landscapes and historic destinations of central Andalucía, including nearby Antequera and El Torcal. For someone prepared to undertake the work, this is an opportunity to take a grand old Andalusian house and give it an entirely new chapter. Approximately 675 m² constructed • 384 m² plot • Dating from 1921 • Three substantial levels • Private street-level garage • Traditional façade and balconies • Original tiles and period flooring • High ceilings and fireplaces • Patio and terraces • Large family-home potential • Boutique hotel/hospitality potential subject to permissions • Central Alameda location • Comprehensive structural restoration required Important Information In accordance with Decree 218/2005 of 11 October of the Junta de Andalucía, clients are informed that notarial, registration, tax and other expenses inherent to the purchase are not included in the advertised sale price. Agency fees are included unless otherwise stated. The information provided in this advertisement is for guidance only and may contain errors or omissions. Property details, measurements, areas and descriptions should ?be ?independently ?verified ?by ?the purchaser. Any ?proposed ?change of use, development or ?hospitality project ?is subject ?to ?the appropriate planning permissions, ?licences ?and ?approval ?by ?the ?relevant ?authorities.

Access for people with reduced mobility	Access for people with reduced mobility	Covered Terrace
Private Terrace	Utility Room	