



## Villa for sale in Comares

399,000 €

Reference: R4891042 Bedrooms: 5 Bathrooms: 4 Plot Size: 4,370m<sup>2</sup> Build Size: 277m<sup>2</sup> Terrace: 100m<sup>2</sup>







## Axarquía, Comares

Charming and authentic cortijo for sale in Comares - an oasis of peace and character

Welcome to this enchanting cortijo, a rare 1935 gem full of charm and rustic details. This beautiful estate offers a unique blend of authentic Andalusian character and modern comforts, perfect for those looking for an idyllic living environment. The property comprises an attractive main house, a self-contained guest house, several storage rooms, a garage, a lovely swimming pool and a covered chill-out area.

This cortijo is located in a green, lush river valley just below picturesque Comares, with excellent accessibility. Enjoy the peace and nature, while still reaching the villages of Comares, Riogordo and Benamargosa within 10 to 20 minutes. No long dirt roads, but effortless access to all amenities. Just a 5-minute drive away, you will find a charming local restaurant and bar.

With a plot of 4,370 m<sup>2</sup>, this property offers plenty of space and privacy. The grounds include ample parking for several cars or an RV, a beautifully landscaped garden and an inviting swimming pool (24 m<sup>2</sup>). Right next to the pool you will find an attractive barbecue area and an outdoor shower. Further on, the plot extends over a sloping hill, ideal for keeping animals, growing vegetables or extending the garden.

Through the characteristic entrance, you enter a charming reception hall with a large wood-burning stove (6 × 4 m). An imposing stone archway leads to the dining room, where a large mirror adds to the space. From here you can access the fully equipped kitchen (4 × 4 m) and the rest of the ground floor.

On the other side of the dining room is a wide inner hall with pellet burner, which turns into a cosy living room with fireplace and direct access to a patio. Furthermore, on the ground floor you will find a bathroom, a sauna and a spacious bedroom with French doors to a private terrace.

Three generous bedrooms and two bathrooms await on the first floor. The largest bedroom (8 × 5 m) is currently divided into two sleeping areas, but can easily be converted into two full-fledged rooms. One of the bedrooms has an ensuite bathroom and a private terrace with beautiful views over the valley and mountains.

Adjacent to the main house, with its own entrance, is the cosy guest house. This consists of a spacious kitchen/dining room, a cosy living room with beamed ceiling and fireplace, a comfortable bedroom and a bathroom. A path leads directly to the garden.

Next to the parking area you will find a garage and several storage rooms. A few steps down is an attractive covered chill-out area, ideal for relaxing in the shade during hot summer days.

With a total built area of 393 m<sup>2</sup> (of which 277 m<sup>2</sup> usable space), this is an ideal property for a large family, permanent residence or as a holiday home with rental potential. The guest house offers additional income potential and even a small-scale B&B is a possibility.

Be enchanted by the charm, tranquillity and space of this special cortijo and schedule a viewing today!



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Fitted Wardrobes  
WiFi  
Guest House  
Utility Room  
Guest Apartment  
Sauna

### Views

Mountain  
Country

### Pool

Private

### Garden

Private  
Landscaped

### Orientation

South

### Setting

Urbanisation  
Close To Shops

### Furniture

Not Furnished  
Part Furnished

### Parking

Garage  
Private

### Climate Control

Air Conditioning  
Fireplace

### Condition

Excellent

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water  
Gas  
Telephone

### Category

Investment  
Resale  
Bargain  
Cheap