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## Villa for sale in Sedella

295,000 €

Reference: R5297083 Bedrooms: 2 Bathrooms: 2 Plot Size: 6,689m<sup>2</sup> Build Size: 100m<sup>2</sup> Terrace: 37m<sup>2</sup>





## Axarquía, Sedella

A truly special opportunity for those seeking peace, privacy, and breathtaking views! This charming property is a true zen retreat, perfectly positioned to relax, unwind, and enjoy nature at its finest. It boasts spectacular panoramic views of Mount La Maroma, complemented by distant sea views, creating a unique and inspiring setting. Located close to the natural park and nestled between the picturesque white villages of Sedella and Canillas de Aceituno, the property offers the best of both worlds: tranquillity and convenience. In the nearby villages you will find shops, excellent restaurants and bars, a pharmacy, medical services, and all daily amenities. Ideal as a permanent residence, a holiday home, or a solid investment, the property benefits from a proven rental history. Málaga Airport is approximately 1 hour and 15 minutes away, while cultural gems such as Granada, Seville, Ronda, and Córdoba are all within comfortable driving distance. The house is connected to mains electricity and water and also features an additional water deposit. Access is via a scenic 2 km track offering breathtaking views, leading you to the main road within minutes. Once you arrive, you may never want to leave. The house is in immaculate condition and has been upgraded to an excellent standard. All furniture and equipment is included. Recent upgrades and improvements: Garden Mature planting throughout the garden New irrigation system installed across the entire property Gravel pathway in front of the house and extended terrace area at the rear Land Storage container fully panelled with the addition of a terrace Boundary wall constructed along the long side of the plot New swimming pool with pump house, new installations, and lighting (May 2023) House Exterior fully painted (wood and stone) – February 2024 Interior completely repainted – May 2024 New HR+++ windows, hardwood frames, and new front door Additional window installed in the living room – March 2023 Exterior lighting installed around the house – 2024 New hot water boiler – March 2022 Septic tank maintenance – May 2024 Fencing painted and partially replaced – June 2023 Roof tile maintenance – June 2024 Additional features 3 air-conditioning units Heating panels in the bedrooms Wood-burning stove in the living room Satellite TV and satellite internet Water tank for backup storage This property has been exceptionally well maintained and is ready to be enjoyed immediately. We would be delighted to show you this unique home – virtually or in person if you are in the neighbourhood.



## Features:

### Features

Covered Terrace  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Double Glazing  
WiFi  
Utility Room  
Barbeque  
Access for people with reduced mobility

### Orientation

South

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Fireplace

### Views

Sea  
Mountain  
Panoramic  
Country  
Garden  
Pool  
Forest

### Setting

Close To Shops  
Close To Schools  
Close To Town  
Country  
Mountain Pueblo  
Close To Forest

### Condition

Excellent

### Pool

Private

### Garden

Private  
Landscaped  
Easy Maintenance

### Furniture

Fully Furnished

### Security

Gated Complex

### Kitchen

Fully Fitted

### Parking

Private  
Open  
More Than One

### Utilities

Electricity  
Drinkable Water

### Category

Holiday Homes  
Investment  
Resale  
Bargain