



## Villa for sale in Sedella

249,000 €

Reference: R4868494 Bedrooms: 2 Bathrooms: 2 Plot Size: 6,689m<sup>2</sup> Build Size: 100m<sup>2</sup> Terrace: 37m<sup>2</sup>



RESERVED





## Axarquía, Sedella

This is a very special opportunity! If you are looking for a zen place to relax and enjoy, this is it..!

Fantastic panoramic views of Mount La Maroma and views to the sea as well. Near the natural park, In between the white villages of Sedella and Canillas de Aceituno where you can shop, enjoy good restaurants and bar&apos;s, find a pharmacy and a doctor and all you may need.

To live and/or to spend fantastic vacations, or as an investment as it has a good rental history. At 1 hour 15 mins drive from the airport, and not far from Granada, Sevilla, Rhonda and Cordoba. All furniture and equipment are included. This charming house has it all, including airco&apos;s a wood burner, BBQ, etc.

The house is connected to electricity and water and has an additional water deposit.

Access is through a 2 kms track with breath taking views and which will take you in a few minutes to the main road.

Once you&apos;re there you&apos;ll never want to leave..!

The property is in immaculate state and has been upgraded to the best:

### Garden:

Planting all around and new irrigation everywhere

Gravel path in front of the house and extension at the back

### Terrain:

Storage container paneled and addition of a terrace

Wall installed along the long side of the site

New swimming pool, including pump house, new installations and lighting - May 2023

### House:

Exterior completely painted (wood and stone) - February 2024

Completely painted inside - May 2024

New windows (HR+++), frames (hardwood) and front door installed

Extra window installed in living room - March 2023

Lighting installed around the outside of the house - 2024

New hot water boiler - March 2022

Septic tank maintenance - May 2024

Fencing around the house painted and/or replaced - June 2023

Roof tile maintenance - June 2024

### The house also has:

3 air conditioners

Heating panels in bedrooms

Wood stove in living room

Satellite for TV

Satellite for internet

Water tank for backup storage

Can be delivered unfurnished and/or (partly) furnished.

The house is perfectly maintained.

We&apos;ll love to show it to you, virtually or live if you are in the neighbourhood!



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
WiFi  
Utility Room  
Barbeque

### Views

Mountain  
Panoramic  
Country  
Garden  
Pool  
Forest

### Pool

Private

### Garden

Private  
Landscaped  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water

### Orientation

South

### Setting

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

### Furniture

Fully Furnished

### Security

Gated Complex

### Category

Holiday Homes  
Investment  
Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Fireplace

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Private  
Open  
More Than One