



# Maison de ville à vendre à La Viñuela

599 000 €

Référence: R5348704    Chambres: 6    Bain: 5    Terrain: 4 230m<sup>2</sup>    Construite: 556m<sup>2</sup>    Terrasse: 280m<sup>2</sup>



SIZES ARE APPROXIMATE, ACTUAL MAY VARY.





## Axarquía, La Viñuela

Some houses have a view. This one has a lake at its feet and a mountain range as its frame.

An Andalusian-style villa with a modern soul, elevated above the shores of Embalse de la Viñuela – Málaga's largest reservoir – with uninterrupted water and mountain views in every direction. 400 m<sup>2</sup> of interior space. A fenced 4,230 m<sup>2</sup> plot. Six bedrooms, five bathrooms, multiple terraces, a pool, a large garage, and a fully independent guest apartment. The proportions are generous. The setting is quietly extraordinary.

The top floor belongs entirely to the principal suite. Large en-suite with shower and jacuzzi. A substantial terrace looking straight out over the pool, the gardens, the lake, and La Maroma beyond. Nothing to interrupt it. Nothing ever will.

The main floor is where daily life happens effortlessly. An open living, dining and kitchen space wraps around a fireplace and opens directly onto the front terrace. A side entrance into the kitchen keeps the rhythm easy. Three further bedrooms in the left wing: one en-suite with walk-through wardrobes and those same lake views, direct terrace and pool access; the other two sharing a generous family bathroom, both with fitted storage. A guest WC completes the level.

Below, the house reveals its practicality without losing its character. Laundry room, playroom or storage, a double garage with space for motorcycles and more. And to one side, a fully self-contained apartment – two bedrooms, bathroom, kitchen, living room, large terrace doors to the pool, its own separate entrance. For family. For guests. For whoever needs their own space within yours.

Throughout: sand-coloured marble floors and bathrooms, electric shutters on every window, centralised ducted heating and cooling.

The seller has left the kitchens, solar panels, home automation and garden for the buyer to complete. Not because the house is unfinished – but because the best owners rarely want to inherit someone else's taste.

The real luxury is none of that.

It is the light on the water in the morning. The mountains at dusk. The terrace lunches that run too long. Children growing up with space and air and time. A life with a more beautiful rhythm – and still thirty-five minutes from Málaga, twenty from the coast, forty from the airport.

A family home for people who chose well.



## Spécification:

### Caractéristiques

Terrasse couverte  
 Près du transport  
 Terrasse privée  
 Pièce de stockage  
 Salle de bain  
 Sol en marbre  
 Double vitrage  
 Armoires encastrées  
 Buanderie  
 Jacuzzi  
 Fibre optique  
 Appartement  
 Accès aux personnes à mobilité réduite  
 Sous-sol  
 Les logements du personnel

### Vues

Montagne  
 Panoramique  
 Pays  
 Lac

### Piscine

Private

### Jardin

Private  
 Entretien facile

### Services publics

Électricité

### Orientation

Sud

### Paramètre

Près des écoles  
 Près de la ville  
 Pays  
 Pueblo de montagne  
 Près de la forêt  
 Village

### Meubles

Non meublé

### Sécurité

Complexe fermé  
 Système d'alarme  
 Stores électriques  
 Coffre-fort

### Catégorie

Investissement  
 Marchander  
 Bon marché

### Contrôle du climat

Climatisation  
 Cheminée  
 Chauffage central

### Condition

Excellent  
 Récemment rénové

### Cuisine

Pas appropriée  
 Kitchen-Lounge

### Parking

Garage  
 Private  
 Plus d'un  
 Covered