

# Finca - Cortijo for sale in Villanueva del Trabuco

799,000 €

Reference: R4774084 Bedrooms: 9 Bathrooms: 6 Plot Size: 7,191m<sup>2</sup> Build Size: 329m<sup>2</sup> Terrace: 75m<sup>2</sup>





## Malaga Inland, Villanueva del Trabuco

**\*\*Enchanting Estate for Sale: A Unique Opportunity in Southern Spain\*\***

Step into a world of tranquility and beauty on this unique estate, once an old Cortijo, lovingly renovated by the current owners. Their passion for animals, especially their rescue horses, has led to the creation of a beautiful holiday accommodation. Located in the breathtaking mountains of Villanueva del Trabuco, Málaga, southern Spain, this estate offers phenomenal views and an unparalleled experience. It has beautiful, landscaped gardens with numerous trees and shrubs.

**\*\*Perfect Location for Explorers\*\***

Located in a strategic position with easy access to Málaga, Granada, Cordoba and Seville, this estate is an ideal starting point for adventure seekers. No dirt roads, just the convenience of an accessible road. Hikers will enjoy the nearby hiking trails, including the famous Fuente de los Cien Caños, a natural monument with an impressive fountain of 101 spouts.

**\*\*Charming Accommodations\*\***

Upon entering, you will be greeted by a cozy courtyard with a refreshing fountain and shady trees. Around this courtyard there are four fully furnished and private guest apartments:

- Apartment 1: A charming cottage, tastefully restored in the old Spanish style with two floors, private courtyard with table chairs, benches and gas barbecue, two bedrooms (one of which is in the attic by a spiral staircase), a bathroom, living room with pallet burner and a complete kitchen.
- Apartment 2: Spacious and rustic, with one bedroom and bathroom, dining room and kitchen on the ground floor and a second bedroom with separate toilet, living room and balcony on the first floor. Private courtyard with facilities for sunbathing and BBQ.
- Apartment 3: Currently used as a private residence, with a large courtyard terrace, outside toilet/boot/coat room, on the ground floor a living room with kitchen, and additional terrace to the front of the house, a bedroom, a separate bathroom, a spacious living /dining room with brand new 13kw wood burner that quickly heats the whole room, and on the first floor there are another 2 bedrooms with new air con, and 1 bathroom, with plenty of storage space or space for 3rd bedroom.

From the private house you walk through to a separate room with a sitting area and room with washing machines and dryers

- Apartment 4: Cozy dining room/kitchen on the ground floor, on the first floor a living room, bathroom and bedroom.
- Secret Garden apartment: This apartment is located outside, completely private with its own small rock built swimming pool, garden with hammocks, living room and kitchen, bathroom and bedroom, and terrace.

Currently, it is a thriving business with a tourist license that is rented out 80 weeks a year for three apartments.

**\*\*Luxury Amenities\*\***

The estate features a large communal swimming pool with a separate jacuzzi. The pool has had a heater for 18 months and was completely renovated in March 2024 and has been re-grouted with highly abrasion resistant epoxy grout.

The facilities also include a large private car park, 10 horse stables, shelters, round pen, an excellent riding arena with good drainage, and extensive storage options such as a locked-in tack room and space for hay storage, ideal for an equestrian centre. With a horse license for at least 17 horses and beautiful off-road riding routes, this estate offers everything for horse lovers.

**\*\*Sustainability and Amenities\*\***

In addition to tap water, filtered directly from the Cien Caños spring, there is a private well in the



horse field. It doesn't have water all year round, but it's a bonus and it's been tested, it's almost standard drinking water, it just needs a filter.

The estate is energy efficient with 20 solar panels that significantly reduce energy bills. The annual IBI is around €200.00.

**\*\*Ready to move in and perfectly maintained\*\***

This immaculately maintained estate is ready to move in and offers a unique opportunity for anyone who dreams of having their own business with horses and B&B. The current tourist license ensures that three apartments are rented out for 80 weeks a year, making this estate a thriving business.

Take this opportunity to enjoy the best that southern Spain has to offer, surrounded by nature, tranquillity and unparalleled luxury. Your dream of a private paradise is waiting for you!



## Features:

### Features

Private Terrace  
Storage Room  
Guest House  
Utility Room  
Jacuzzi  
Guest Apartment  
Stables

### Setting

Close To Shops  
Close To Town  
Close To Schools  
Country

### Furniture

Optional

### Parking

Private  
More Than One

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Fireplace

### Condition

Excellent

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water  
Solar water heating

### Views

Mountain  
Panoramic  
Pool

### Pool

Heated  
Private

### Garden

Private

### Category

Holiday Homes  
Investment  
Resale