

## Villa for sale in Canillas de Albaida

780,000 €

Reference: R4773520 Bedrooms: 4 Bathrooms: 2 Plot Size: 8,750m<sup>2</sup> Build Size: 331m<sup>2</sup>







## Axarquía, Canillas de Albaida

This spacious and stylish villa is located in a beautiful and quiet location with good accessibility. The villa belongs to the municipality of Canillas de Albaida in the characteristic region of La Axarquía (Málaga province / Andalusia).

In 5 minutes by car you arrive in cosy Cómpeeta with its many terraces, restaurants and shops or in the authentic picturesque village of Canillas de Albaida. Both villages offer beautiful walks in the mountains of the Sierra de Tejeda y Almajara Natural Park.

The villa:

Upon entering, one immediately notices the warm and rural atmosphere. The typical Andalusian wooden doors are specially made to measure. The stylish tiled floor is of very good quality and the nice wooden beamed ceilings complete the picture. On the ground floor is a bathroom with shower and toilet. Next to it is a large storage room for the washing machine, among other things. Further down, at the end of the hallway, is a spacious bedroom currently used as a children's playroom. To the right of the hall, you enter the living/dining area with open kitchen, which is fully equipped. There is a large fireplace in this room. The glass patio doors in the middle of the room overlook the terrace at the side of the house.

A beautifully tiled staircase leads to the first floor. To the left is the very spacious and pretty tiled bathroom with toilet, bath and shower. The hallway provides access to 2 cosy bedrooms with dormer windows. At the end of the hallway is a very large bedroom with access to a spacious and pretty tiled terrace with fantastic views. An ideal place to quietly enjoy the sunsets.

The rooms have fitted wardrobes so there is plenty of storage space.

Grounds:

The area around the villa is fenced, which is ideal if you have dogs and/or children. Above the villa is a wooden cottage of 29m<sup>2</sup> which can be converted into an extra guest house or studio. The views over the mountains and the sea are fantastic. Most of the 8,750m<sup>2</sup> plot with several Mediterranean trees is flat, offering good accessibility and many possibilities. There is a 20,000-litre water reservoir and its own water source.

The preparations for the pool have been made and can be finished entirely to your own taste. The land needs some love and attention, but offers every possibility, together with the villa, to make it a dream location. Our construction team is at your service.

This villa must be seen with your own eyes to appreciate its true value. We will be happy to show you this unique property.



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Double Glazing  
Fitted Wardrobes  
Guest House

### Views

Sea  
Mountain  
Panoramic  
Country  
Garden

Pool

Urban

### Pool

Private

### Garden

Private  
Landscaped  
Easy Maintenance

### Orientation

South West

### Setting

Close To Shops  
Close To Schools  
Country

### Furniture

Not Furnished  
Optional

### Parking

Private  
More Than One

### Climate Control

Air Conditioning  
Fireplace  
Central Heating

### Condition

Good

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water