

## Villa for sale in Canillas de Aceituno

259,000 €

Reference: R4770283 Bedrooms: 3 Bathrooms: 2 Plot Size: 5,138m<sup>2</sup> Build Size: 117m<sup>2</sup> Terrace: 40m<sup>2</sup>





## Axarquía, Canillas de Aceituno (Town)

We have a new pearl for you..! A beautiful well-equipped villa near Canillas De Aceituno in Axarquia, Andalusia. This property offers a combination of all modern comfort and conveniences and rustic charm, making it ideal for those seeking tranquility in the Spanish countryside while still being close to essential amenities. Canillas de Aceituno is an authentic dynamic white village where you will find everything you need.

This charming property is reached via a 3 km km tarmacked road (6 minutes) followed by a 3.5 km (8 minutes) partly paved, partly unpaved road. (The unpaved roads in the neighbourhood have been already tarmacked by the Townhall). It can also be reached from the Town of Velez Malaga and the coast in 30 minutes following another road. Malaga airport is just 1 hour away.

The single-storey villa was built in 2007 and has a built area of 117 m<sup>2</sup>. The plot, partly flat, measures about 5,000 m<sup>2</sup>. You access the property through an electric gate. You will find it hard to stay inside the house..., as the 360 degrees incredible views will just leave you breathless! And, it is so peaceful! You'll be Zen in minutes! Moreover, the garden is so amazing as well! It is entirely terraced and it boasts numerous established native plants and trees including: many olive trees, 2 juicy navel orange trees, a standard peach and a paraguayo peach, an apricot, nectarine, mandarin, lemon, lime, pomegranate, loquat, 2 bay trees and 3 grape vines and not forgetting a Kaffir lime tree and lemon grass for those Thai curries.

In addition, there are 2 raised beds which are ideal to grow your own herbs, salad, soft fruit and vegetables. It is very well maintained and has an automatic watering system connected to water deposit of 3.000 liters. The property is connected to the mains, water and electricity.

Your can easily park your car in the carport or outside as well and the 2 handy garden sheds provide ample storage space.

You can either enter the house via the entrance door or through the door at the back, at the conservatory with fully folding glass doors opening onto the terrace for great views from the inside.

You arrive in the bright and spacious living room, equipped with air conditioning, ceiling fans and a wood-burning stove. The aluminium double-glazed windows, most of them with fly screens, will even add more to your comfort.

The open, spacious kitchen with a granite worktop is fully equipped. It has an electric oven, gas hob, dishwasher and washing machine.

There are 3 large double bedrooms. Two of the bedrooms share a bathroom containing a bath, sink and toilet. The master bedroom has a spacious ensuite bathroom with a shower, sink, toilet and bidet. The master bedroom and second bedroom both have large inbuilt wardrobes.

The master bedroom also has patio doors opening onto a small covered terrace, leading to the garden and swim spa.

Dining in the outside area, with its handy outdoor kitchen, surrounded by the magical garden and views, will make your summer evenings unforgettable! Moreover, it is also the perfect place to enjoy a BBQ with family and friends.

The almost new swim-spa is just fantastic! Worth 35.000€! It combines jacuzzi and swimming!

The jacuzzi has 1 lounge and 2 seats, 44 jets and 8 air blowers. The seats at the back of the swim area next to the jacuzzi have additional massage jets to get rid of that tension.

The swim spa has a 3.75 HP swim pump that you can swim against providing more than enough power for strong swimmers but its variable speed allows the waves to be gentle enough for beginners. The jacuzzi and swim spa have independent heating so you can adjust the temperature to suit your needs at any time of year! In addition, the ecological swim spa requires less maintenance than a regular pool and much less water. The whole swim spa has easily removable covers that keep the leaves and dust out and the heat in if needed.

Don't worry about the electricity bill!!! You have 12 solar panels with batteries..! So no worries for consumption! Moreover, Hot water is provided by solar, electric or oil.

Be fast to book your virtual or live tour with us to view this pearl!



## Features:

### Features

Covered Terrace  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
WiFi  
Utility Room  
Barbeque

### Views

Mountain  
Panoramic  
Country  
Garden  
Pool

### Pool

Heated  
Private

### Garden

Private  
Landscaped  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water  
Solar water heating  
Photovoltaic solar panels

### Orientation

South East

### Setting

Close To Shops  
Close To Schools  
Country  
Mountain Pueblo

### Furniture

Part Furnished

### Security

Gated Complex

### Category

Reduced  
Holiday Homes  
Investment  
Resale  
Bargain  
Cheap

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Fireplace  
U/F Heating

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Private  
Open  
More Than One  
Covered