

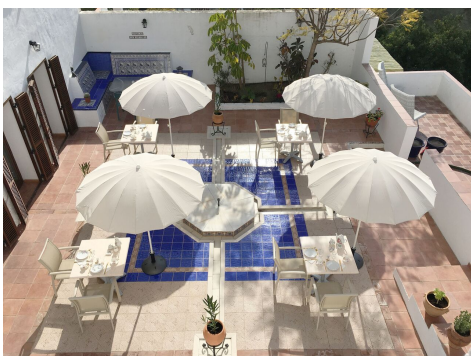
Ref: ES165403

Price: 995,000€



-  **Villa**
-  **Canillas De Aceituno**
-  **7**
-  **6**
-  **526m<sup>2</sup> Build Size**
-  **72,000m<sup>2</sup> Plot Size**
-  **Pool: Yes**

separate self-contained guest house with 1 bedroom and bathroom and a separate guest apartment with 1 bedroom and bathroom \* set in approx. 72,000m<sup>2</sup> of beautiful unspoiled countryside featuring olive and almond trees and possibilities for its own wine production \* large pool \* large garage ideal for workshop /bodega etc \* separate utility /laundry room \* under floor heating \* double glazing throughout \* Built 568m<sup>2</sup> \* spacious living accommodation (approx 450m<sup>2</sup>) \* numerous terraces and patios \* walled courtyards \* large parking area \* an abundance of areas to relax and to appreciate stunning views of n...(Ask for More Details!)







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**DESCRIPTION OUTSIDE** From the courtyard to the north, we enter the property through large wooden doors into the impressive lounge and dining room (13.40 x 6.40m) where natural light pours in on all sides. For the chilly winter evenings there is a large log burner providing warmth and ambience. From the lounge area a few steps lead down to a hallway where there is a WC and some storage cupboards and continues on to the first double bedroom with ensuite bathroom (4.50 x 3.70m) which is centrally positioned between the inner courtyard and east terrace. Further along the hallway, with patio doors to the central courtyard, brings us to the modern designer kitchen (3.90 x 3.60m) fitted with top quality units and appliances and granite worktops. A door leads out onto the east terrace towards the pergola. On reaching the end of the hallway a door leads on to a covered south-facing terrace and to the right, behind a low wall, is a well-hidden terrace which houses the solar panels that provides power for the whole property including the under-floor heating which is installed throughout the house. An oil-fired boiler acts as a backup if required. At the end of the hallway the second stairway accesses the upper floor and leads onto the master bedroom suite. From here one has direct access to the upper terrace that commands wonderful southerly views of the surrounding vineyards, olive and almond groves and beautiful, rolling countryside. The stairway also heads down to the garage level where there is a laundry/utility room (2.80 x 1.50m) and a shower room (2 x 1.50m). This shower /utility room has been located beside the garage /workshop so that the owners or workers do not have to enter the main part of the house. Returning to the lounge, the elegant main staircase leads to the first level of the upper floor where on the left is a bathroom and walk-in shower (2.20 x 2.10m). The next door is to the spacious master bedroom suite. Entering a wardrobe area (2.60 x 1.90m) it leads you on to the master bedroom (5 x 3.80m). From here there are incredible views of the surrounding countryside and on the Maroma, the highest mountain in the Axarquía. A passageway (1 x 5m) leads firstly to a walk-in dressing room (1.80 x 1.90m) and the bathroom with walk-in shower (2 x 2.40m) and finally to the door that connects to the upper south terrace and the second stairway down to the lower floor. Returning to the main staircase, a few more steps up lead up to another long corridor (6 x 1.20m) where you will find the following accommodations and facilities; \* 1 x Twin bedroom (2.40 x 5.30m), bathroom across the hall \* 1 x Twin bedroom a/o office (2.20 x 4m) \* An airing cupboard (0.75 x 1m) \* 1 x Double bedroom (4.40 x 3m) with wardrobe and ensuite shower (2.30 x 1.70m). \* 1 x Double bedroom (3.50 x 4.50m) with wardrobe (1 x 2.5m) and corridor (1.80 x 1m) that leads to a shower room (2.10 x 1.70m). The property throughout has been constructed with thick walls (a traditional practice in old properties) to give excellent insulation in both summer and winter months.

**DESCRIPTION OUTSIDE** From the gated

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