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VILLANUEVA DE LA CONCEPCION

367,500 €

REFERENCE R5043523

# Villa in Villanueva De La Concepcion

| 6 | 5 | 254 m² | 1,521 m² | 33 m² |
|---|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | PLOT | TERRACE |













# Description

Tucked into the serene Andalusian countryside, this beautifully presented traditional country home offers the perfect blend of rustic charm and modern comfort. With spectacular panoramic views and some of the most breathtaking sunsets imaginable, the property is ideally situated just off a tarmac road, a short 1.3 km from the charming hamlet of Pastelero. There you'll find two popular restaurants and a bakery with daily essentials – an easy stroll away if you're up for a walk back uphill. This versatile property has been thoughtfully adapted to accommodate a variety of lifestyles. Whether you're seeking a spacious multi-generational family home, a retreat for visiting friends, or an income-generating tourist accommodation, the flexible layout and self-contained living spaces make almost anything possible. In total, there are six bedrooms, five bathrooms and two kitchens, creating distinct areas that can function entirely independently. It's a dream opportunity for anyone interested in rural tourism or simply in need of space and privacy. The main residence consists of three bedrooms and two bathrooms, with a warm, inviting feel throughout. The heart of the home is the country style kitchen, fully fitted with quality hardwood cabinetry, granite worktops, and a large gas stove with oven. There's a generous dining room with space for eight, a cozy sitting room with wood-burning stove, and charming traditional features throughout. All major rooms are equipped with air conditioning, and the house is connected to mains water and electricity, with broadband internet and a modern 3-chamber septic tank. The home's annex, seamlessly connected to the main house yet entirely private, offers a large double bedroom, living/dining room with wood burner (now in use as a bedroom), new bathroom and an extra bathroom area that needs some renovation. There is a west-facing terrace with uninterrupted views – perfect for evening relaxation. With its own entrance and a lockable internal door to the main home, this annex is ideal for family or guests seeking independence or could easily be rented out for tourism. Beneath the main house lies another fully self-contained one-bedroom apartment with its own kitchen, living and dining space, shower room, and direct access to a private terrace with lush countryside views. The property includes a range of useful outbuildings: storage sheds, a wood store, and a utility room. There's ample parking space, including a concrete base ideal for a camper van or trailer. A rare loft space provides even more storage, ideal for seasonal items. There is also an above ground swimming pool, ideal for staying cool during the summer months. The plot of 1,500m² features lovingly maintained gardens filled with mature trees and shrubs. A large, gated courtyard connects the main living spaces and outbuildings, offering the ideal setting for alfresco dining or lounging. One of the property's most unique features is the preserved Era – a traditional threshing circle – now serving as a dramatic space for laundry drying with one of the best views in the region. Located just 10 minutes from the thriving village of Villanueva de la Concepción, the home offers easy access to a range of services including supermarkets, restaurants, a 24-hour health centre, schools, sports facilities, and a public swimming pool. El Torcal Natural Park and El Chorro's famous Caminito del Rey are nearby, offering unparalleled hiking and natural beauty. This is a rare opportunity to own a beautifully maintained, flexible home in a sought-after rural location that offers income potential, tranquility, and authentic Andalusian charm. This is more than a home – it's a lifestyle waiting to be embraced.

# Details

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|---|---|---|---|
| Reference | R5043523 | Property Type | Villa |
| Status | Sale | Price | 367,500 € |
| Bedrooms | 6 | Bathrooms | 5 |
| Build size | 254 m² | Plot Size | 1,521 m² |
| Terrace | 33 m² | Parking places | by request |

# Features

Pool, Air conditioning, Heating, Mountain views, Private garden, Parking, Holiday Home, Investment

## Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

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