











## 2 soverom Villa til salgs i Almuñécar, Granada

295.000€

Welcome to the house with one of the best views in Almuñécar, located 450 metres above sea level and on a clear day Morocco can be seen in the distance A large lovely urban plot of 3,094 sqm, house of 83 sqm plus terraces and pergola, and a detached garage of 65 sqm Water right included in the purchase, new septic tank available New legal rules have come into force since the beginning of 2022, about what you are allowed to build on a plot like this This means that the plot is now urban and that it is possible to build new, expand, rebuild, build a pool and other outdoor structures The house is 83 sqm and consists of two bedrooms, a bathroom with shower and washing machine, large fully equipped kitchen, living room with dining area and a walk-in-closet A wonderful terrace surrounds the whole house and there are opening doors from the terrace into all the rooms, making it easy to move around There is also a pergola of over 40 sqm, outdoor storage of 7 sqm and a walled barbecue area See the attached floor plan Living here, a car is a must It takes 15 minutes to Almuñécar centre in one direction and 15 minutes in the other direction to Salobreña, it takes less than 10 minutes to the nearest beach Malaga airport is an hour away by car, but there is also a regular bus service from Almuñécar There is an 18-hole golf course in Salobreña, just a 15-minute drive from the house In winter you have just an hour and a half's drive to Granada with skiing in the Sierra Nevada, the best of both worlds

 2 soverom  
 3.094m<sup>2</sup> Tomtestørrelse  
 Open Terrace/Patio

 1 baderom  
 Air Conditioning  
 Private Terrace

 83m<sup>2</sup> Bygg størrelse  
 Barbeque