

## 4 bedroom Villa for sale in El Castillo de las Guardas, Sevilla

249,995€



For sale direct from the owners!



This charming, detached villa is located on the edge of the small village of Arroyo de la Plata. The area is quiet and unspoilt but actually has a number of local amenities including four bar/restaurants with one of them baking its own bread. This makes it the perfect environment for a peaceful life but within walking distance of facilities.



The house is registered and certified as "urban" with all the amenities provided. It also comes with a Cédula Urbanística from the local town hall.

It is in a wonderful position, being just 31 miles from Seville, 25 miles from Aracena and 60 miles from the Portuguese border, in the famous black pig country.

The house itself is well presented and makes for a comfortable year-round home with air conditioning, double glazing throughout, and a big enclosed log fire in the main living room. The layout provides flexibility with all the accommodation on one floor – there is an internal patio surrounded by the main house, the artist's studio, a home office, garage and storeroom.

The artist's studio faces north to provide the best light for painting. It also has a double sink and plenty of lighting so is the perfect space for a variety of art interests including painting and pottery.

 4 bedrooms  
 1,798m<sup>2</sup> Plot size

 2 bathrooms  
 Private Pool

 428m<sup>2</sup> Build size