

## 3 bedroom Villa for sale in Almogia, Málaga

245,000€

For sale direct from owner!

Overview: 3 bedroom detached villa with 2 bathrooms. 108M2 built area set in 2,916M2 of Urban land. There is a swimming pool, pool terrace, covered alfresco dining terrace and a first floor terrace with amazing views. Ample parking space is useful and fabulous countryside views across the top of beautiful trees makes this villa special.

Unique setting: The urbanisation is unique because it has a rural setting with no annual maintenance charges yet the land is classified as Urban. The whole urbanisation is covered in an assortment of very mature trees which keeps the immediate view green year round. Every villa is private from its distant neighbour because the plots are so large between 2,000M2 and 5,000M2 or more. The villas are staggered at different levels so many neighbours vanish from view. It is a very peaceful place to relax and enjoy nature. However, you do not have the complications associated with the legal paperwork of properties on Rustic land in the countryside.


Legal paperwork: Buyer's lawyers will always relax when a property is located on Urban land.

The villa has been a successful holiday rental property for many years with visitors from around the world staying at and enjoying the villa. Repeat clients are common. The villa is well appointed with everything required for a comfortable, fun and memorable holiday.

The urbanisation is called El Curato: It is accessed off the quality country road that takes you from Antequera in the North, through Villanueva de la Concepcion, to El Curato, on to Almogia and down to the coastal motorway between Malaga city and Torremolinos. The villa is close to Almogia, approximately 5 minutes South by car.

 3 bedrooms

 2 bathrooms

 108m<sup>2</sup> Build size

 2,916m<sup>2</sup> Plot size

 Private Pool