

## 3 sovrum Villa till salu i Almogia, Málaga

245.000€



3 bedroom villa on a unique rural urbanisation surrounded by land and mature trees. Swimming pool and fabulous views. Great as a holiday rental or holiday home. El Curato, Almogia, Malaga

For sale direct from owner!

Overview: 3 bedroom detached villa with 2 bathrooms. Currently a registered tourism property with a good income. 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 current Tourism Licence (CTC 2016076002) can be transferred into the name of the buyer with the help of their

🛏 3 sovrum

🚿 2 badrum

🏠 108m<sup>2</sup> Bygg storlek

📏 2.916m<sup>2</sup> Tomtstorlek

☑ Privat pool