

INTERMOBILIARIA



Comercial en Alcaucín – habitaciones – baños

Hab.	7	Bathrooms	5	Const.	726m2	Terraza	150m2
	R4793884	property		Alcaucín		1.195.000€	

This luxury villa is located in the picturesque municipality of Alcaucín, just 3.5 kilometres from this charming village and just a 25-minute drive from the coast. Once you arrive at this beautiful private property via a long private road, you immediately notice an oasis of peace and quiet among the beautiful mature olive trees as you drive through to the entrance of this stately beautiful villa. Already at the entrance outside, you immediately notice that this villa is finished with only the best materials to ensure durability and the size of the front façade arouses curiosity to discover all that this villa has to offer. Upon entering this mansion, you immediately imagine yourself in Tuscany whereby it is striking that the spacious feeling due to the high roof ceiling is also enhanced by the very high solid wooden casement windows that in turn connect to the large covered patio terrace and overlook the large heated salt pool of no less than 6x12 metres and located between the left and right side wings. From this beautiful living room you have access to a very large semi-industrial kitchen equipped with quality kitchen appliances, an ideal place for any amateur chef to let off steam. Following this, we go through the covered patio to an open BBQ area where you can enjoy a cosy get-together with friends, family or guests. Continuing through the open patio, you enter the 2 bedrooms and shared bathroom of the right side wing of the villa, here too you immediately notice the quality of the materials with which this villa is finished and the airiness, openness and light are all parameters that give you a blissful feeling as you walk through this villa, with ever-changing colours that make each room unique. We then go down the terrace stairs where we enter a separate guest house equipped with living room, private kitchen, bedroom and bathroom, again all finished in high-quality materials. On the other side under the left wing we have a 40 m2 furnished music studio where music lovers will find what they are looking for, but which can also be used as a yoga room, gym, games room, cinema room, etc... On the left side wing we have 2 more bedrooms with shared bathroom. Back in

the living room, you come across an office space on the left side next to a TV room which together offer the possibility for another additional bedroom - annex bathroom, all utilities for bathroom are already provided. Through 2 opposite stairs located at the entrance you can go to the upper floor where we then enter the mezzanine of the left wing and from where you can get to the master bedroom with ensuite bathroom, again we notice that the look of these rooms are special and unique. through the opposite staircase we enter the opposite mezzanine which again gives access to 2 bedrooms with bathroom. Consideration has also been given to the energy use of this high-tech villa and, despite having a connection to the electricity grid, the villa has been energy-neutral to date thanks to the solar panels and battery storage. Below the pool are 2 technical rooms from where all the high-tech technology in this villa is easily accessible for maintenance. From here you can also access the water supply for the villa. The water supply consists of 65,000 litres of rainwater storage and 2 x 30,000 litres of water storage from the Alcaucin water connection. As the property has not been sprayed for over 20 years, everything harvested from the land is allowed to carry an organic label. Outside of holiday rentals, as an added bonus, this luxury villa could be your perfect location to hold courses and seminars or simply to experience elegant living in a stunning location with panoramic views and where modern amenities are combined with serene natural beauty. Hereby another list of the features of this mansion: 7 Spacious bedrooms 3 En-suite bathrooms 2 Shared bathrooms South facing Underfloor heating/cooling for year-round comfort. 65,000 L rainwater storage 2 x 30,000 L water storage Security and peace of mind are obviously also an important consideration and is assured with an integrated alarm system. Comes with a VTAR (Vivienda Turística de Alojamiento Rural) license

Barbeque

Double Glazing

Games Room

Gym

Storage Room

Barbeque

Ensuite Bathroom

Guest Apartment

Private Terrace

Utility Room

Covered Terrace

Fitted Wardrobes

Guest House

Satellite TV