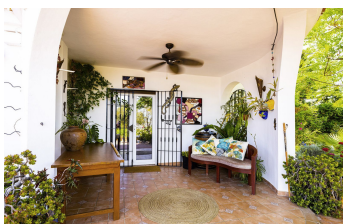


INTERMOBILIARIA



Villa - Chalet en Sayalonga – 5 habitaciones – 3 baños

Hab. **5** Bathrooms **3** Const. **248m2** Terreno **7673m2**

R4741615

property

Sayalonga

790.000€

This villa in Sayalonga is about 3-5 minutes above the village of Sayalonga, which is about 45 minutes east of Malaga. It is about 15 minutes by car to the coast. The villa has a covered living area of about 225m² and was built in the year 2000. This villa has 5 bedrooms and 3 bathrooms, there are built-in wardrobes from floor to ceiling in every bedroom, including the hallways. 3 bedrooms are furnished as bedrooms. Of the 3 bedrooms, 2 have en suite bathrooms and the third shared bathroom has a custom-made steam/shower/massage cabin. The master bedroom's en suite bathroom has a shower and Jacuzzi bath. Both bathrooms have underfloor heating. Currently, one of the bedrooms in the guest house is used as a gym. Another small bedroom is currently an office next to the living room. There is a large kitchen with state-of-the-art Italian SMEG appliances. All custom-made cabinets have built-in rotating Lazy Susan-style movements. The worktops are granite. Next to the kitchen you have the storage room, this houses the washer and dryer and is fully equipped as a storage room/pantry, it also houses two 500-litre hot water storage tanks and the controls for all heating systems. The lounge/living room is spacious and has a built-in fireplace. The office room has a metal security door, double bespoke wrought iron wreckers and a floor safe. There are other built-in safes in the bedrooms. The office could also be a small bedroom or nursery. The pool is heated with an electric heat pump and there is an outdoor shower. The pool and outdoor terraces have been completely renovated this year. All doors and windows of the house have double-insulated, heat-resistant glass. They are all fitted with vinyl PVC with simulated wood veneer on the inside and white on the outside. The villa is heated by a circulating floor heating system that was recently renovated. There are Panasonic air-conditioning and heating units in all living areas. There are ceiling fans in every room, including the bathrooms, the alcove outside and the workshop. There is an enclosed one-car garage with a stamped concrete driveway and parking

space for 4-5 cars. There is a finished workshop of 7.5m² with shelving behind the house and next to the kitchen garden. Next to the outdoor kitchen is a garden area with stone paths, a teak barbecue table for 8 and a retractable awning for the dining and barbecue area. The villa is protected by a Central Station Monitored security system installed and monitored by Alarmas Directa and also has a video surveillance system with 8 HD-quality cameras and a digital DVR. The driveway is fenced. This villa has a very profitable Vetiver Business that can guarantee you an annual income of around €50,000. This is not included in the price. There is about 10,000m² of surveyed and cultivated land. We have cross-border agreements with all neighbours. There is an extensive automated multi-zone irrigation system over the whole property with an automated fertiliser system for the 7 terraces. The land has over 200 avocado trees, numerous mango trees, over 30 mature olive trees, numerous almond trees, apricot trees, plum trees, pear trees, caviar trees, all kinds of citrus trees, and many other fruit trees. All these trees are mature after years of investment and care. The house has a beautiful mature garden with walkways designed to add extra seating areas in the garden itself. There is a metal storage shed on the lower terrace below the vegetable garden. The house has a 125,000-litre concrete water tank built about 7 years ago, along with the original 8,000-litre water tank. The property has its own 'Haza de Rila' farmers ¼ of the water that supplies the property. 17,500 litres of water is allocated every 8 days. 100m deep well, but unfortunately it is normally dry in July and August. Steps have been built on the terraced property for easy access. At the house level, there are brick walkways with seating areas. Access from the coast is paved road with only 150 metres of dirt road. The grounds and pool are very secluded, quiet and private and the whole plot offers stunning views. Contact us today for more information or to schedule a viewing, this can also be done virtually.

Barbeque	Barbeque	Covered Terrace
Double Glazing	Ensuite Bathroom	Fitted Wardrobes
Guest Apartment	Gym	Jacuzzi
Private Terrace	Satellite TV	Solarium
Storage Room	Utility Room	WiFi