

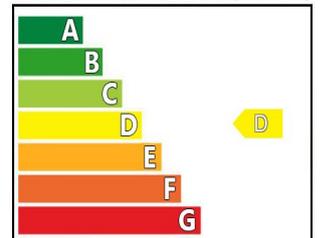
## XL2257 - Comares



### Overview

<b>Reference:</b>	XL2257	<b>Bedrooms:</b>	6
<b>Price:</b>	340,000 €	<b>Bathrooms:</b>	4
<b>Type:</b>	Villa	<b>Area:</b>	250m <sup>2</sup>
<b>Transaction:</b>	Sale	<b>Plot:</b>	3500m <sup>2</sup>
<b>Location:</b>	Comares	<b>EPC:</b>	D

CALIFICACIÓN ENERGÉTICA GLOBAL  
EMISIONES DE DIÓXIDO DE CARBONO [CO<sub>2</sub>/m<sup>2</sup> año]



### Description

Detached villa. Independent Guesthouse. 6 Bedrooms, 4 Bathrooms. Swimming Pool A well-presented detached villa with independent guest house full of charm and character, featuring 6 bedrooms, 4 bathrooms, a swimming pool with attractive terraces and stunning countryside views. An ideal property to create both a home and income. The guesthouse has been divided into 3 apartments - 2 apartments are fully renovated, 1 is a renovation project. The ground floor apartment enjoys a double bedroom with wooden beamed ceiling, family bathroom with walk in shower, fully fitted kitchen and lounge enjoying a wood burning stove and patio doors leading onto the front patio and swimming pool area. The

1st floor apartment consists of a double bedroom featuring en-suite bathroom with walk in shower, fully fitted kitchen and lounge with patio doors onto the roof terrace enjoying stunning countryside views. The 2nd ground floor apartment is a renovation project, electric and water already connected and has the potential to create a double bedroom, family bathroom, lounge and kitchen. The main house comprises of lounge with wood burning stove and patio doors onto a front patio, fully fitted kitchen, 2 double bedrooms, 1 single bedroom; the master bedroom enjoys patio doors onto a Juliet balcony, family bathroom with walk in shower, stairs from landing leading up to a utility room with patio doors onto the roof terrace with stunning surrounding countryside views. The property also benefits from mains electric, water and has a septic tank. The 3500m<sup>2</sup> plot consists of landscaped gardens featuring mature shrubs and plants, large terraces and a swimming pool with beautiful surrounding countryside views. Great opportunity to create a home and income. Ideally located for a countryside retreat, only 15 minutes' drive to shops, bars and restaurants, only 25 minutes' drive to the beach and Baviera golf course and 45 minutes' drive from Malaga airport.