

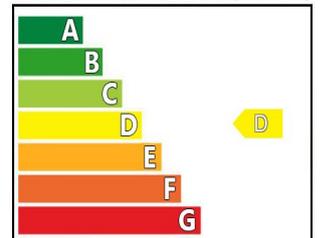
## XL2813 - Velez Malaga



### Overview

<b>Reference:</b>	XL2813	<b>Bedrooms:</b>	4
<b>Price:</b>	483,000 €	<b>Bathrooms:</b>	2
<b>Type:</b>	Detached House	<b>Area:</b>	320m <sup>2</sup>
<b>Transaction:</b>	Sale	<b>Plot:</b>	625m <sup>2</sup>
<b>Location:</b>	Velez Malaga	<b>EPC:</b>	D

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



### Description

Detached House. 4 Bedrooms, 2 Bathrooms, Terrace and Garden. Double Garage. Swimming Pool. Sea and mountain views. Essential Properties are delighted to present a beautiful detached house located on a quiet street close to the historical area of Velez-Málaga. The ground floor comprises of a spacious lounge with feature fireplace and patio doors onto a sun terrace perfect for "al fresco" dining, a separate dining room and open-plan, modern fitted kitchen with door leading onto a terrace and BBQ area. The ground floor also enjoys a double bedroom and a modern family shower room. The first floor consists of a modern-fitted family bathroom with twin sink units

and 3 double bedrooms; two of which feature patio doors onto a large first floor sun terrace boasting views over the surrounding town, mountains and the sea. The fully enclosed garden is laid to lawn and features displays of mature trees and shrubs plus a private swimming pool. The property also benefits from a large open-plan room on the lower level, currently used as an office with access into the integral double garage. Additional features include air conditioning, solar panels and electric shutters. Perfectly located close to the historical area and within walking distance of shops, bars, restaurants and public transport. Vélez-Málaga is situated 3 kilometres inland from the coastal town of Torre del Mar and 26 kilometres to the east of Malaga. It is the centre and capital of the district of Axarquía with a population of 55,000. This Spanish town oozes charm and tradition. Full of Spanish bars, shops, restaurants, banks, medical centres, sports centres and picturesque cobbled streets, plazas and historical monuments including the ancient Fortress towering over the historical town. Throughout the year there are many festivals and ferias, plus for those in search of culture there are many art galleries, regular jazz and flamenco recitals plus the theatre offers numerous plays, musicals and shows. The public transport is excellent with direct buses to the beach every 20 minutes and Malaga every hour. A superb town to experience and integrate into the Spanish lifestyle and culture.