

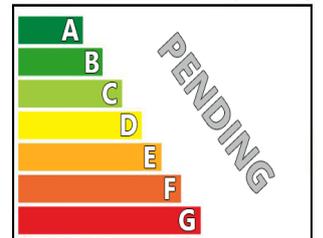
## XL2818 - Canillas de Aceituno



### Overview

|                     |                      |                   |         |
|---------------------|----------------------|-------------------|---------|
| <b>Reference:</b>   | XL2818               | <b>Bedrooms:</b>  | 4       |
| <b>Price:</b>       | 55,000 €             | <b>Bathrooms:</b> | 2       |
| <b>Type:</b>        | Village House        | <b>Area:</b>      |         |
| <b>Transaction:</b> | Sale                 | <b>Plot:</b>      |         |
| <b>Location:</b>    | Canillas de Aceituno | <b>EPC:</b>       | Pending |

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



### Description

Village House. 4 Bedrooms, 2 Bathrooms. Roof Terrace and Balcony. Stunning Village, Mountain and Sea Views. Essential Properties are pleased to present a traditional village house requiring modernisation situated within a picturesque square. The property is currently arranged as 2 separate apartments each with independent access. The ground floor apartment features a lounge, separate dining room, kitchen requiring updating, a family shower room, 2 double bedrooms; one of which is currently used as a lounge/dining room, plus an additional reception room. Patio door leads from the hallway onto a small rear patio. The first floor apartment comprises of a large entrance hall/reception room, separate dining room,

kitchen requiring installation, a double bedroom enjoying a Juliet balcony and en-suite bathroom and an additional guest double bedroom. Patio door leads onto the first floor sun terrace boasting excellent views over the surrounding village, mountains and the sea. The property is located in a picturesque square within walking distance of shops, bars, restaurants and the village swimming pool. Canillas de Aceituno is positioned on the slopes of the Sierra Tejeda at an altitude of 645 metres and a population of approx 2,800. One of the prettiest mountain villages in the Costa del Sol enjoying stunning viewings over the surrounding mountains, sea and Lake Viñuela. The village features bars, restaurants, shops, post office, banks, weekly market, a village swimming pool with children play area and bar plus public transport. An extremely popular area for cyclists, walkers and hiking. Only 30 minutes from the beach and 1 hour from Malaga airport.