



## Finca – Cortijo w Villanueva De La Concepcion

Villanueva De La Concepcion

€ 445.000

|                                                                                     |                       |        |                                                                                     |                  |         |
|-------------------------------------------------------------------------------------|-----------------------|--------|-------------------------------------------------------------------------------------|------------------|---------|
|  | Typ:                  | house  |  | Powierzchnia:    | 195 m2  |
|  | Taras:                | 120 m2 |  | Liczba łazienek: | 5       |
|  | Liczba sypialni:      | 5      |  | Garaż:           | Tak     |
|  | Basen:                | Tak    |  | Działka:         | 5267 m² |
|  | Klimatyzacja:         | Tak    |  | Telewizja:       | Nie     |
|  | Blisko pól golfowych: | Nie    |  | Wi-Fi:           | Tak     |

Imagine opening your own Bed & Breakfast in the heart of Andalusia, where your guests wake up to breathtaking mountain views, spend lazy afternoons by the pool, and end their day beneath a sky filled with stars. This Andalusian villa with a tourist license offers exactly that opportunity – and it is ready for you to begin from day one.

Just a ten-minute drive from the lively white village of Villanueva de la Concepción and overlooking the spectacular natural park of El Torcal, this charming detached villa combines peace, space, and authenticity with excellent accessibility. Málaga airport and the Costa del Sol beaches are within easy reach, making it highly attractive for international guests seeking nature, tranquility, and comfort without feeling isolated.

What makes this property particularly exciting for someone who dreams of starting a B&B is the flexibility it offers. The main house features three comfortable bedrooms, each with its own en-suite bathroom – a rare and highly desirable layout for guest accommodation. One of these bedrooms has a separate private entrance from outside, creating the perfect opportunity to design an independent guest suite or studio. In addition, there are two fully furnished casitas of 28 m<sup>2</sup> and 22 m<sup>2</sup>, ideal for immediate tourist rental. With three separate rental options already in place and a valid tourist license, the business foundation is already laid. Even better, the full inventory is included in the sale, meaning you can quite literally turn the key and start welcoming guests without additional investment.

The villa stands on a flat, almost fully fenced plot of 5,267 m<sup>2</sup>, offering privacy and an atmosphere of calm that today's travelers increasingly seek. The nearly 50 m<sup>2</sup> swimming pool, fitted with a brand-new pump, forms the heart of outdoor life. It is a solid concrete pool with a liner, which also allows for tiling if desired. Next to the pool, a charming outdoor kitchen creates the perfect setting for shared dinners, themed evenings, or relaxed breakfasts in the open air. A practical laundry area adds functionality, while the enclosed conservatory at the front of the house provides additional living space overlooking the green garden in every season.

The garden itself is a small paradise, with fifteen varieties of mature fruit trees including plum, apple, walnut, cherry, lemon, lime, apricot, and mulberry. Guests can quite literally taste the Andalusian countryside. Inside, the spacious living room with its cozy wood-burning stove creates a warm and inviting atmosphere during cooler months, while the heating and cooling air conditioning system ensures year-round comfort. All bedrooms and both casitas are equipped with air conditioning, and double glazing throughout the property adds to energy efficiency and comfort. The kitchen is fully equipped with all necessary appliances and offers generous space, while hot water is supplied via propane gas geysers, except for one bathroom which uses an electric boiler. The property is connected to the municipal water and electricity network, offering reliability and convenience.

For anyone looking to build a boutique rural retreat, an adults-only escape, a hiking-focused guesthouse, or a small-scale lifestyle business in southern Spain, this property provides not just a home but a ready-made opportunity. The growing popularity of rural tourism in Andalusia, particularly in natural areas like El Torcal, makes this location especially appealing to hikers, cyclists, couples, and international travelers flying into Málaga.

This is more than a villa. It is a chance to combine living and earning in one of the most



beautiful and authentic regions of Spain. Everything is already in place — the license, the layout, the charm, and the setting. All that is missing is the next owner ready to write the next chapter.



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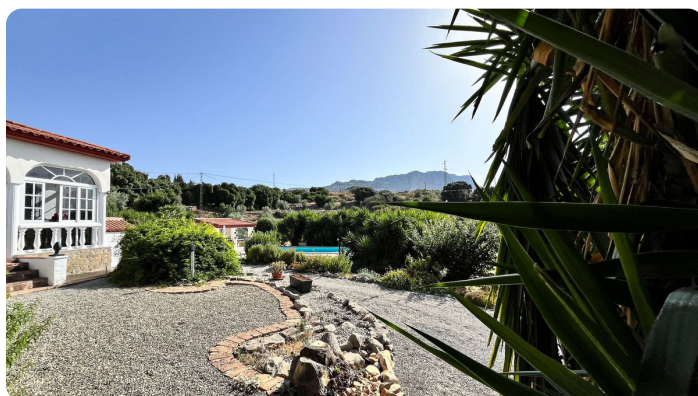
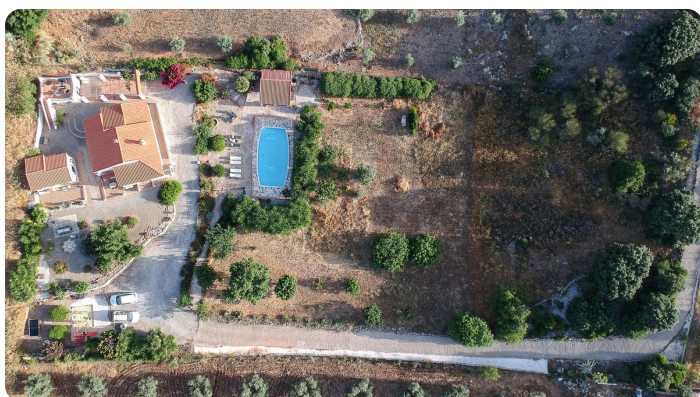


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