



## Detached Villa in Iznate

Iznate

€ 545.000

	Estate type:	<b>villa</b>		Area:	<b>330 m<sup>2</sup></b>
	Terrace:	<b>0 m<sup>2</sup></b>		Number of bathrooms:	<b>5</b>
	Number of bedrooms:	<b>5</b>		Garage:	<b>Yes</b>
	Pool:	<b>Yes</b>		Plot:	<b>832 m<sup>2</sup></b>
	Air conditioning:	<b>Yes</b>		Television:	<b>No</b>
	Close to golf courses:	<b>No</b>		Wi-Fi:	<b>Yes</b>

Located just 15 minutes from the Mediterranean coast with stunning views of the countryside and mountains is this beautifully constructed villa.

It is well furnished and has been adapted to make a stylish and comfortable B&B business consisting of 5 double rooms, and 5 bathrooms. However, it would also make a fabulous family home.

The ground floor of the property features a hallway, a large, contemporary, fully equipped kitchen with pantry, an open dining/breakfast room with sitting area and a fireplace. A guest WC also features on this level. Beyond the sitting room is a double bedroom with air conditioning and a luxurious ensuite bathroom which has underfloor heating, a free standing bath tub and a grand walk-in shower.

A staircase up from the hallway leads to a further 3 large double bedrooms, (each with air conditioning), currently used for guests. Bedroom 1 has an ensuite bathroom, and a private terrace which is at the front of the house and offers excellent views of the landscape beyond. The other 2 double bedrooms on this floor are spacious and of similar size. Each has its own private bathroom just across the corridor.

There is a studio apartment located above the garage which is independently accessed via an external staircase. The studio is currently used as another option for guests, most suitable for those with children, as it includes a double bed, sofa bed, ensuite bathroom and private terrace which also provides magnificent views of the backdrop of rolling hills and white washed villages. The room has both air conditioning and a ceiling fan and there is the option to add an American style kitchen.

Below the studio is a considerable garage (48m<sup>2</sup>) which is currently being used as a workshop, storage and a laundry room. However, this could be converted into another studio guest suite.

The building sits on an enclosed plot of 877m<sup>2</sup> with access through automatic electric gates to a substantial driveway which has ample parking space for several vehicles. The grounds comprise of a private 8m x 4m tiled swimming pool, separate bar, dining area and an outdoor kitchen/BBQ. Around the pool are sun loungers and plenty of seating areas for relaxing and taking in the views of the village.

## Other features:

- Tourist licence
- Mains water
- Solar panel water heating. (Recently serviced)
- Mosquito screens on all windows

Everything is in place to move into the house or to simply takeover this successful business with excellent ratings on reservation platforms.

The house has excellent access but maintains the peace and tranquility of a rural setting. However, within 15 minutes drive of the property, is the beach, 2 golf courses, a water park,

numerous bars and restaurants as well as a comprehensive shopping centre. Málaga airport is only 30 minutes drive away.

Do not hesitate to contact us for further information or to schedule a viewing.



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