

## Villa for sale

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## Villa for sale type unknown

Price: €859,000  
Bedrooms: 6  
Bathrooms: 4  
M2 Living: 503<sup>2</sup>  
M2 Plot: 23572<sup>2</sup>  
M2 Terrace: -  
Address: Competa,

This is a great opportunity to purchase a large, unique villa with a swimming pool and guest apartment along with a totally separate villa. It offers the possibility to run a holiday letting business or simply a large family residence. The main villa also comes with a finca in need of renovation but it is connected to both water and electricity supplies. An option is available to purchase the main villa apart from the smaller villa and vice versa. See property references V522 and V523. The main property has excellent, easy access and is located only a short distance from the village of Competa. It is built on a plot of 22,000m<sup>2</sup> and has superb views to the surrounding countryside and down to the Mediterranean Sea. The main villa has 4 bedrooms and 3 bathrooms including the guest apartment. The large swimming pool has a hydraulic cover, which keeps the pool heated when lowered then can be raised automatically for swimming. The property has been constructed around and over an original old rustic country house so maintains many original features. The separate guest apartment is of an open plan design and has two double beds, a very spacious living area and a shower room. The smaller villa has its own access along a good dirt track and is only a few hundred meters from the main villa. It has a sun lounge with superb views to the sea along with 2 bedrooms, 1 bathroom as well as a dining/reception room. The villa has a garage with enough room for a car and/or storage. Main Villa Main Entrance Door Access from the concreted track leads to a gated driveway with ample parking for 4/5 vehicles. As you drive onto the property there is a chicken/animal enclosure for the rearing and keeping of game or poultry. Additionally there is a large garage off the driveway with plenty of space for two cars or as a large storage area. From this driveway the main entrance to the property is through large, double, wooden doors leading to:- Kitchen - this is a spacious, fully fitted kitchen which has an island work station incorporating a double sink. There is plenty of cupboard space and appliances including an electric oven with steam function, ceramic hob, grill and fridge freezer. There is space for a breakfast dining table and chairs from where there are breathtaking views down to the sea. All kitchen work surfaces are granite. From the kitchen a double glazed door leads out to a covered terrace offering excellent views to the sea. The terrace extends along the front of the house and also overlooks the swimming pool. The terrace is enclosed with glass curtains to the front, which can be folded back in the summer but allow you to enjoy the view on sunny but breezy days. Back to the kitchen, an archway leads to:- Reception/Dining Room - this room is part of the original finca and is used as a reception room with a built in log burner. Additionally, there is a small kitchen/bar area, which was part of the original finca. This is equipped with storage cupboards, sink, fridge and a dishwasher. A few steps then lead up to a dining area with room for a large dining room table and chairs. From the dining area a door leads to:- Bathroom - fully

fitted guest bathroom with toilet, sink and bath with a shower over. A gas boiler is also housed in this room. Also from the dining area steps up and a door leads to:- Bedroom/Study - this is a spacious room currently being utilised as a study/office. This room can easily be used as a bedroom with a dressing area and ample space for a king sized bed and bedroom furniture including cupboards. From the dining room steps lead down and a door leads to:- Bedroom/Study - similar to above, this room is being used as a study/storage room but is plenty big enough for a king sized bed and bedroom furniture including wardrobe space. Again from the dining room, through an archway door leads to:- Master Bedroom - large room with enough space for a king sized bed and bedroom furniture. There are floor to ceiling double glazed patio doors, which lead out onto the terrace area to the front of the house offering superb views to the sea. Off the bedroom a door leads to a large walk in wardrobe for clothes storage. Further door from the bedroom leads to:- Sauna En-Suite Bathroom - this is a large bathroom fully fitted with bath with shower over, toilet, hand basin, bidet and shower cubicle. From the en-suite bathroom a further door leads to a room, which as well as being used as a utility room, has a sauna. One of the walls in this room is the original outer stone wall with sliding doors out to a heating room. Back to the dining room, tiled stairs lead up to the first floor and straight into:- Feature Log Burner Lounge - this is a very large open plan lounge area extending from the rear to the front of the property. It has a built in feature log burner and to the front and side of the room there are large double glazed PVC windows with views to the sea. There are shutters on all windows. The roof is a pitched roof with wooden ceiling beams. At the top of the stairs to the lounge and to the right there is a door leading to:- Guest/Studio Apartment - this room is effectively built over what was the original roof of the old finca. The roof is pitched with wooden beams and the design is open plan. There is a large dining and lounge area from where a short flight of stairs leads up to two raised dias where there are two double beds. There is a separate door off the apartment leading to a fully fitted en-suite bathroom with a shower cubicle, hand basin and toilet. It would be possible to fit an outside door to this apartment with an entrance pathway leading from the drive of the property and up behind the property. This would give private entry and thus the possibility of holiday rental. Standing alone, this property is quite superb and has to be viewed in order to appreciate the unique construction, location and views. A short distance from this property there is a completely independent villa. This with the guest apartment offers excellent holiday rental possibilities.

**Cortijo needing total renovation** Set a short distance below the main villa this old Cortijo/Farmhouse has the benefit of both mains water and electricity already connected. The property is in need of complete restoration and, subject to gaining the necessary planning permission, could provide a property comprising two bedrooms, two bathrooms, a kitchen and living room. To the front of the property there is a large terrace which offers wonderful views. To the side of the property and below the main house there is an extensive range of old pasero beds (grape drying beds). The main Villa and the Cortijo jointly sit on a large plot of land which extends to over 22,000 m<sup>2</sup>.

**Second Villa Superb Sea Views** This villa is located a few hundred meters from the main property and has its own access via a good track. As you reach the property there is a garage with room for a car and/or storage. The driveway also offers enough parking for 2/3 cars. The property has 2 bedrooms, a bathroom, reception/lounge area, kitchen. To the front of the villa there is a sun lounge with superb views to the sea. The property is entered via this glazed sun lounge where you will find a door to the right to a storage cupboard. The sun lounge is big enough for dining table and chairs as well as lounge furniture. From the sun lounge the main entrance door leads to:- Lounge/Dining Room - this is a large open plan room with a built in log burner. There is enough space for lounge furniture and dining room table and chairs. From the lounge an archway leads to:- Kitchen - this is a fully fitted kitchen with storage cupboards, sink and drainer, fridge and a gas oven and hob. There is also a water heater. To the opposite side of the kitchen off the lounge an archway leads to a door which in turn leads to:- Main Bedroom - this is a large room with enough space for a king sized bed and bedroom furniture. Currently this room is being utilised as a second lounge. Further door leads to:- Bedroom - this is slightly smaller than the main bedroom but still offers ample space for a double bed and bedroom furniture including wardrobes. Further door leads to:- Bathroom - fully fitted bathroom with bath and shower over, toilet, hand basin and bidet. This villa has a plot of 1,581 m<sup>2</sup>. As previously mentioned this property can be sold as a

stand alone property For clarification we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide therefore they are not binding or contractual. Features \* Pool \* Parking \* Sea View \* Terrace \* Large plot \* Separate Accommodation

