



Price: €840,000  
Bedrooms: 4  
Bathrooms: 3  
M2 Living: 203<sup>2</sup>  
M2 Plot: 11175<sup>2</sup>  
M2 Terrace: -  
Address: Nerja, Málaga

\*\*\* Price Reduction \*\*\*

Campsite plus Country House. 4 Bedrooms, 2.5 Bathrooms. Terrace. Excellent Mountain and Countryside Views. 12m x 6m Swimming Pool.

Essential Properties are delighted to offer for sale a detached country house plus a fully registered, licenced and well established business operating for over 25 years.

Owner's Accommodation.

This detached country house comprises of a spacious lounge with wood burner and patio doors leading onto a front terrace, a large fitted kitchen enjoying a separate dining area, a cloakroom with WC and a double bedroom featuring built-in wardrobes and an en-suite shower room. This floor also offers a guest reception/office and a covered front porch perfect for "al fresco dining".

The first floor consists of a hallway with built-in storage, a family shower room, a master bedroom featuring a fireplace, built-in wardrobes, air conditioning and patio doors opening onto a private terrace. This floor also benefits from 2 guest double bedrooms; one of which is currently used as an office/study plus a large laundry/utility room with built-in storage units and a patio door leading to a terrace boasting excellent views of the surrounding mountains, countryside and down to the sea.

The 11,175m<sup>2</sup> level plot offers 45 pitches; 22 of which have water and electric connection suitable for motorhomes and 4 bungalows. Each bungalow can sleep up to 4 people and feature a front porch leading into a lounge/dining room with open-plan fitted kitchen, 2 double bedrooms, a family shower room plus a

cloakroom with WC.

The complex also features a male and female shower and toilet block, launderette area plus a 12m x 6m swimming pool and outdoor bar.

This successful business is located only 3kms from the from the centre of Nerja offering numerous tourist attractions, 15 minutes to Baviera Golf course and only 2kms to the beach. Malaga airport is approximately 50 minutes drive.

Nerja is a popular coastal town at the eastern end of the Costa del Sol and was once a sleepy fishing village; however has retained its traditional charm, with whitewashed houses and narrow streets. Nerja is located at the mouth of the River Chillar - a popular walk for hikers - and lies between the Mediterranean coastline and the Sierras Tejeda, Almijara and Alhama.

