

Finca / Propiedad rural en Casarabonela

649.000 €

Referencia: M100301 **Dormitorios:** 7 **Baños:** 6 **Terreno:** 32.584m² **Construido:** 347m²



Ubicación: Casarabonela

This immaculately presented country home would make the most luxurious family home however, it is currently run as a very successful holiday rental complex with B&B potential. If you are looking for a home and business, this could be the ideal property for you. The location is simply stunning – surrounded by the Sierra de las Nieves Natural Park and yet is within walking distance of a popular bar/restaurant.

With so much to tell you about, we are sticking to the key points...a full written description is available for anyone who wants more detailed information in terms of the layout and potential for this beautiful home.

- ◆ Currently, 6 bedrooms and 5 bathrooms are holiday let with substantial self-catering living accommodation – let out as one large property (for extended families or groups of friends to holiday together).
- ◆ The owner lives in the completely independent 1 bedroom, 1 bathroom apartment with private garden and roof terrace whilst she runs the business for season. For the B&B option, the layout can be easily changed allowing the owners/managers more private space, while still allowing comfortable accommodation for 6 bedrooms en-suite.
- ◆ The 10m x 5m kidney shaped swimming pool is large and heated and takes in the most stunning mountain and countryside views.
- ◆ The self-catering holiday accommodation currently generates between €45,000 and €50,000 per annum with tax efficiency in place to maximise net profits. This income can be increased depending on the number of weeks the new owner decides to keep the property open for bookings, currently 6 months.
- ◆ The property is held in a Spanish SL (limited company) which can offer a huge saving in terms of Transfer Tax and running charges – the savings alone when buying could be as high as €60,000.
- ◆ A tourism licence is in place (ref: VTAR/MA/1069) so there is scope to make this villa work for you – exactly how you want it to!
- ◆ Everything a discerning holiday maker expects to find in a high end holiday rental property has already been put in place by the current owner. The buyer could walk in and enjoy not only the property for holidays themselves but also the income generated for the rentals.
- ◆ There is a superb accountant in place so you can sit back and relax whilst the accountant ensures you make as much money as possible in a tax efficient way.
- ◆ Successful marketing is set up and can be taken over by the buyer.
- ◆ A repeat client list is available to be handed over to the buyers if desired.
- ◆ Future bookings where deposits have been paid are already in the diary and will be handed over at the time of the sale. An already well established business that can simply continue with the new owners.
- ◆ All contents for the holiday rental are available to the buyer – a ready to go option!
- ◆ There is a property management company in the area should the buyer wish to rent out both the villa and apartment whilst being off-site – enjoying the property as a holiday home themselves.
- ◆ Change the business into a B&B if preferred – the tourism licence and fiscal transparency of the business makes life easy for the buyer if they wish to run any kind of tourism business.

Immaculate legal paperwork to ensure a smooth sale/purchase transaction

- ◆ The property has a habitation licence from the town hall to accompany the legal paperwork which is in a very good state (as well presented as the property)! This is so important and should ensure a

purchase proceeds quickly and easily (at a pace convenient to both buyers and seller).

Superb access – complete privacy – not isolated – walking distance to a bar/restaurant

♦ Access to the property is very good – via a 700m track in good order passable in normal vars, 4x4 not necessary. The track joins the main road that will whisk you in all directions.

♦ Whilst the location is peaceful and stunningly beautiful you can still enjoy a night out or lunch in the local bar/restaurant. A 25 mins' walk brings you to the friendly and welcoming venta (bar/restaurant) serving local dishes (good home cooked food). If you or your guests want to walk there and have a few drinks, the owners of the venta will return you home as part of their service!

♦ The villa is not completely isolated as there are 7 neighbours in the area (respectfully far enough away to ensure complete privacy but there for friendship and a sense of community).

♦ Privacy, peace and a tranquil setting with beautiful views – owners and holidaymakers alike can enjoy this special environment.

♦ The villa comes under the municipality of Casarabonela – 15 mins by car and there is the choice of the villages, El Burgo and Ardales also 15 mins by car.

♦ The lakes of Ardales (commonly known as the Malaga lakes) and El Caminito del Rey/El Chorro are just 25 mins drive away with lake beaches, restaurants, water sports and fishing at the lakes and the famous new cliff hugging, precipitous board walk of El Caminito del Rey.

♦ Additionally visitors come for the pure pleasure of being immersed in nature and to “get away from it all and recharge the batteries!” to go walking, cycling, mountaineering, painting, playing bridge, star gazing, bird watching, yoga retreats, and quality time with friends and family in a relaxed comfortable and stunningly beautiful environment.

♦ Malaga airport and the coast is 55 mins drive and Ronda 1 hour.

♦ The coastal beaches of the Costa del Sol are 55 mins' drive.

♦ The Andalusian cities of Sevilla, Cordoba and Granada are 2 hours' drive. Ronda and Marbella can be reached in an hour.

Styling and comfort

♦ A stylish country villa and apartment with all the trimmings that enjoys breath taking panoramic views of mountains and countryside.

♦ Modern comforts include: Enhanced electricity supply to three phase (to ensure unlimited supply to the entire property at all times), air-conditioning (cooling & heating), eco electric wall panel radiators throughout, double glazing with fly screens throughout, ceiling fans throughout, Broadband internet with a good speed sufficient for streaming TV, WiFi throughout, a very substantial sun room with breathtaking views and a 10M x 5M heated swimming pool.

♦ Beautiful kidney shaped swimming pool with probably some of the best views in Andalucia.

♦ An outside kitchen with every facility needed for complete alfresco lifestyle that includes wood burning grills, BBQ, gas oven and hob, space for fridge freezer, work surfaces, elegant storage cupboard plus dining table.

♦ A large formal dining room/conservatory with wall to wall glass that takes in the fabulous views.

♦ Kitchen/dining room as well as a spacious lounge.

♦ High vaulted wooden and beamed ceilings.

♦ Brick finished arches are an Andalusian theme that run throughout the property.

♦ Traditional wooden Andalusian doors throughout.

♦ Spacious accommodation.

♦ Great distribution of bathrooms to bedrooms to include many en-suites.

Características:

Situación

Campo

Piscina

Con Calefacción

Características

Baño En

Terraza Privada

Categoría

Ganga

Casas de vacaciones

Orientación

Sur

Tipo de calefacción

Otro tipo de calefacción

A/A Caliente

A/A Frio

Jardín

Privado

Estado

Buen

Vistas

Montaña

Panorámicas

Estacionamiento

Más de uno