



## COUNTRY HOUSE IN ALMOGIA

29239 Arroyo Coche, Málaga, España

# 445.000 €



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**The essentials**

**Type of operation:** Venta

**Lot size:** 178 m<sup>2</sup>

**Bedrooms:** 5 beds

**Floors:** 2 floors

**CEE:** En Trámite

**Category:** Detached Houses, Rural Estates

**Area:** 198 m<sup>2</sup>

**Plot:** 38200

**Bathrooms:** 4 baths

**Garage:** 1

**Status:** Excellent

**ID property:** 1108V

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## Main features

**Features:** Air conditioning / Heating, BBQ, Fireplace, Furnished, Furnished kitchen, Independent Kitchen, Kitchen equipped with appliances, Mountain views, Parking, Pool, Private Garden, Solar panels, Sports area, Terrace

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### COUNTRY HOUSE SURROUNDED BY NATURE, THE CHARM OF LIVING IN PEACE WITH A PRIVATE POOL AND PANORAMIC VIEWS IN ALMOGÍA.

Fortuny Hogares Únicos exclusively presents this unique rustic house located in an unparalleled natural setting, perfect for those seeking tranquillity, privacy, and impressive mountain views from every angle of the house. With a charming pergola by the pool and multiple outdoor spaces for relaxation and enjoyment, this home offers a serene lifestyle amidst nature without sacrificing comfort.

## Location

The property is situated in the Arroyo Coche area, in the municipality of Almogía, Málaga. Access to the house is via a paved road, with the exception of the last 600 meters, which is a dirt track in perfect condition. This tranquil location, surrounded by nature and spectacular mountain landscapes, has basic services and shops nearby. Its situation allows for enjoying a rural atmosphere with good connection to other nearby urban centers.

## Layout

The estate sits on a large plot of 38,200m<sup>2</sup> and has a total built area of 147 m<sup>2</sup> in the main house: 127.35m<sup>2</sup> on the ground floor + 19.65 m<sup>2</sup> on the upper floor. It also includes two independent bedrooms totaling 33.36 m<sup>2</sup> and a water storage tank of 17.69 m<sup>2</sup>. The house is distributed over two floors. It consists of an open-plan living room with a fireplace and high ceilings, connecting to a functional and cozy independent kitchen-diner, fully furnished and equipped. There are three spacious bedrooms and two full bathrooms. The main bedroom features a loft area that is conditioned as a fourth bedroom, thanks to the double-height ceiling of the house. The beautiful porch and pool area are accessed from the living room. The two independent bedrooms feature two en-suite bathrooms outside, ideal for guests. On another level of the plot, there is a conditioned cinema room of 11m<sup>2</sup>, a laundry room of 12m<sup>2</sup>, and an outdoor gym.



## Qualities

The house was renovated in 2024 and is in good condition. Notable features include high ceilings, which provide spaciousness and coolness, as well as the climate control system via hot/cold split units, photovoltaic panels, and a kitchen equipped with appliances. It has municipal mains water and a well with a storage cistern.

## Exterior Areas

The estate is surrounded by nature in its purest state. Almond trees, olive groves, and pastures make up the immediate surroundings, along with extensive hillside gardens that extend across the entire plot. The exterior terraces surrounding the house include a pergola ideal for al-fresco dining, a barbecue area, and an attractive private pool with a water surface area of 31 m<sup>2</sup>. The pool with a chill-out area, an outdoor toilet, the pergola with a dining and barbecue area, and the outdoor sports zone are spaces designed for relaxation, exercise, and connection with the environment.

## Regulations

Energy Certificates in process. In compliance with RD of the Junta de Andalucía 218/2005 of October 11, consumers are informed that the indicated price does not include expenses derived from the purchase and sale of the property according to current laws (ITP, notary fees, and, in case of new construction, VAT tax).

## Contact Us

For more information about this unique property in Almogía, do not hesitate to contact us. We will be happy to assist you.

