



## Villa détachée à vendre à Guadalmina Alta, Marbella

1 795 000 €

Référence: R4922335    Chambres: 4    Bain: 2    Terrain: 2 008m<sup>2</sup>    Construite: 300m<sup>2</sup>    Terrasse: 81m<sup>2</sup>





## Costa del Sol, Guadalmina Alta

This charming country house in the exclusive area of Guadalmina Alta harmoniously combines the tranquility of rural living with close proximity to all essential amenities. With impressive panoramic views of idyllic natural surroundings, a peaceful lake, and the majestic La Concha mountain, this property is a true gem. The house is thoughtfully designed to highlight the beauty of its surroundings. Large windows fill the rooms with natural light and offer breathtaking views, creating a peaceful and relaxing atmosphere. Just a five-minute drive away, the Guadalmina Shopping Center provides a variety of cafés, restaurants, and shops to meet your daily needs. Golf enthusiasts will appreciate the convenience of the renowned Guadalmina Golf Club, which is also easily accessible. Inside, the house exudes an inviting blend of rustic charm and modern comfort. The distinctive wooden ceilings add a warm, Mediterranean flair to the home. Currently, the property features three bedrooms and two bathrooms, with the potential to expand to six bedrooms – ideal for larger families or guests. The heart of the house is the spacious open-plan kitchen with an integrated dining area, which includes an adjoining pantry for ample storage. In 2023/24, the house underwent extensive modernization. Renovations included a completely new kitchen, fully renovated bathrooms, new windows, new air conditioning units for both heating and cooling in the bedrooms, a pellet stove, a ducted fireplace, and the complete renewal of the water and electrical systems, ensuring the comfort of a modern home. The hot water is provided by an efficient aerothermal system, and there is a pre-installation for a photovoltaic system, offering sustainable energy solutions. Outside, inviting terraces – both covered and open – offer the perfect spaces for relaxation or social gatherings. There is plenty of room for an outdoor barbecue area, ideal for enjoying al fresco meals with family and friends. The well-maintained garden features fruit trees and additional space for a vegetable garden. A carport for two vehicles, which can easily be expanded, adds further convenience to the property. The property also includes two annex buildings: one currently serves as a laundry and fitness room, while the other is used for storage. Both annexes are spacious and offer numerous possibilities. They could be converted into two separate guesthouses with bathrooms, a wellness and fitness area, or a home office. Despite its proximity to popular areas such as Nueva Andalucía, La Quinta, San Pedro de Alcántara, and Puerto Banús, the property retains the ambiance of a peaceful countryside retreat. This unique combination of natural beauty, modern functionality, and traditional charm makes this country house in Guadalmina Alta an exceptional choice for those seeking to combine tranquility with comfort. Contact us today to schedule a viewing.



## Spécification:

### Caractéristiques

Terrasse couverte  
Terrasse privée  
Salle de stockage  
Double vitrage  
Wifi

Buanderie  
Fibre optique

### Paramètre

Près du golf  
Proche des magasins  
Près de la ville  
Près des écoles

### Jardin

Private

### Climatisation

Climatisation  
Cheminée

### Condition

Bien  
Récemment rénové

### Sécurité

Système d'alarme  
Téléphone d'entrée

### Vues

Montagne  
Panoramique  
Pays  
Lac

### Piscine

Private

### Parking

Covered  
Plus d'un