



## Andalucian Inspired Country Property



### Στοιχεία μεσίτη

Όνομα:	Zoe Males
Όνομα εταιρείας:	Olvera Properties
Χώρα:	Spain
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments
Τηλέφωνο:	
Languages:	Spanish
Site:	

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 1,588,134.26

### Τοποθεσία

Χώρα:	Spain
Νομός/Περιοχή/Επαρχία:	Andalusia
Πόλη:	Ronda
Δημοσιεύθηκε:	22/04/2025

### Περιγραφή:

Exceptional Country Villa For sale just outside the historic town of Ronda, Andalucia .

Embrace the eco-friendly lifestyle you've always dreamed of in this stunning classic Andalusian-style country villa, situated within the coveted Llano del Cruz area, just a quick 5-minute drive from the vibrant, historic town of Ronda, Southern Spain. Set against a backdrop of serene olive groves, this home offers a perfect blend of tranquility and convenience.

### A Self-Sufficient Haven

Occupying 4 hectares of gently sloping land, the property not only features over 300 flourishing olive trees that produce high-quality olive oil but also provides an ideal canvas for creating your own hobby vineyard. With Ronda renowned for its exceptional wine production, you can take full advantage of the area's perfect conditions for vine cultivation.

### Impeccable Craftsmanship and Legal Assurance

This immaculate villa, built in 2011 to the highest standards, is a rarity on the market. All legal



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documentation is in order, including a First Occupation License, and the official valuation can be provided upon request to interested buyers. The property is also mortgageable, allowing you to make this dream home your own.

## Breathtaking Views and Inviting Spaces

As you enter this exquisite home, you're greeted by an abundance of natural light and spaciousness. The grand entrance hall, with its floor-to-ceiling glass windows, provides sweeping views of the gardens and the inviting swimming pool. The centerpiece of the home is a stunning wrought iron and wood staircase, leading to a gallery landing that showcases panoramic views of the spectacular countryside and Sierra de Grazalema.

The thoughtfully designed layout features a contemporary kitchen with a breakfast bar, a formal dining area, and a generously proportioned sitting area complete with a glass-fronted wood-burning fireplace. A second sitting room, High ceilings and expansive double terrace doors create a bright and welcoming atmosphere, perfect for family gatherings.

## Versatile Living Areas

The villa boasts two generously sized double bedrooms on the main floor, each accompanied by its own bathroom. A special staircase leads to a spacious basement, equipped with water and electricity, ideal for a home cinema or gym. On the upper floor, retreat to the luxurious master suite with a dressing area and ensuite bathroom, alongside two additional spacious double bedrooms with ensuite bathroom, fitted wardrobes and their own terraces, each offering stunning views.

## Outdoor Oasis

Step outside into your personal oasis, featuring an impressive 11m x 6m swimming pool surrounded by tiled terraces and a vast lawn. An outdoor dining area with a built-in BBQ invites you to enjoy alfresco meals, while a separate storage room with preinstallation for a shower and toilet adds practicality to your outdoor entertaining.

## Exceptional Features and Sustainable Living

No expense has been spared in the construction and maintenance of this villa, which remains in pristine condition. Key features include:

- Underfloor heating throughout
- Integrated ducted air conditioning
- Energy-efficient air source heat pumps
- Solar panels for hot water
- Double insulation in walls and roofing
- Solid wood doors and double-glazed, hermetically sealed windows
- Electric shutters for added security
- Comprehensive security system



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- High-speed internet access

Experience the ideal blend of comfort, luxury, and sustainability in this remarkable property, where every detail has been carefully considered to create a perfect family home. Your dream sanctuary awaits!

## Property Features

- \* Bedrooms: 5
- \* Bathrooms: 5
- \* Build: 413m2
- \* Plot: 40000m2
- \* Pool: Yes
- \* EPC:
- \* Price: 1.395.

## Κοινά

Κρεβατοκάμαρες:	5
Μπάνια:	5
Τελειωμένα τετραγωνικά πόδια:	413 τ.μ
Μέγεθος αυλής:	40000 τ.μ

## Utility details

Heating:	Ναί
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## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.829.203

