



## Country house situated between Sedella and Salares in the heart of the Axarquía.



### Informazioni sull'Agente

Nome: Mario de Vicente  
Nome della ditta: SURE! Properties  
Nazione: Spain  
Experience since:  
Tipo di servizio: Selling a Property  
Specialties:  
Property Type: Apartments  
Telefono:  
Languages: Spanish  
Sito web:

### Dettagli dell'inserzione

Proprietà per: Saldi  
Prezzo: EUR 274,900

#### Posizione

Nazione: Spain  
Stato / Regione / Provincia: Andalusia  
Città: Málaga  
Indirizzo: Sedella  
Pubblicato: 30/10/2024

Descrizione:

Property with Three Bedrooms, Two Bathrooms, Kitchen, and Living Room

Located 20 km from Vélez-Málaga (approximately 40 minutes by car) and 22 km from the coast, this property sits at the base of the Sierra de Almirajara mountain range, surrounded by pristine nature.

Access to the property is via a well-maintained road branching from the local MA-127, between the villages of Sedella and Salares. This road extends about 350 meters. From here, a turn leads directly onto the property, where a short drive brings you to the gate. Beyond the gate, a small area of land surrounds the house, along with a covered parking space.

The plot on which the house is located spans 7,254 m<sup>2</sup>, and the house occupies 162 m<sup>2</sup>, all on a single, well-organized floor in a square layout that maximizes space.

Entering the property, you step into a foyer that also serves as a practical area for laundry, storage, and a guest toilet. To the left is a fully equipped kitchen in excellent working order. Facing the kitchen, the spacious living and dining area is brightened by a large window, allowing natural light throughout the day.



From the living room, there is access to a double bedroom with a built-in wardrobe. A second double bedroom lies at the end of the hallway, while a third bedroom, currently used as an office, is also accessible. A large bathroom with a shower serves the entire home.

Behind the house is a private outdoor dining area, ideal for enjoying breakfast or lunch with friends. Adjacent to this area, there is a storage room.

The house is in excellent condition, having been carefully maintained by its owners as their primary residence for many years. It is connected to the public water supply of Sedella, ensuring a reliable supply year-round. The septic tank is fully compliant with current regulations.

The property is sold fully furnished, with some exceptions.

This property meets the expectations of anyone looking to escape the noise and crowded urban centers, offering a unique natural setting without sacrificing comfort.

## DISTANCES

- Beach: 22 Km
- Bars and Restaurants: 350 m
- Grocery shops: 1 Km
- Supermarket: 1 Km
- Shopping centre: 20 km
- Golf: 23 km
- Hospital Medical Centre: 20 km

In compliance with Decree 218 2005, of 11 October, which approves the Regulations on Consumer Information in the sale and purchase of homes in Andalusia, the client is informed that the notary, registry and registration fees that may be applicable (ITP or VAT + AJD) and other expenses inherent to the sale and purchase are not included in the price. The consumer is entitled to receive a copy of the corresponding abbreviated informative document of the property (DIA).

The price includes property management fees.

- REF: SEDE002

Nuovo:	No
Costruito:	2000

## Comune

Camere da letto:	3
Bagni:	2
Dimensione del lotto:	7254 mq

## Lease terms

Date Available:

## Contact information



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IMLIX ID:

SEDE002

