



## Casa Noble Townhouse



### Agent Info

|                   |                    |
|-------------------|--------------------|
| Naam:             | Zoe Males          |
| Bedrijfsnaam:     | Olvera Properties  |
| Mistlampen:       | Spain              |
| Experience since: |                    |
| Service Type:     | Selling a Property |
| Specialties:      |                    |
| Property Type:    | Apartments         |
| Telefoon:         |                    |
| Languages:        | Spanish            |
| Website:          |                    |

### Advertentie details

|                |             |
|----------------|-------------|
| Vastgoed voor: | Koop        |
| Prijs:         | EUR 595,000 |

### Locatie

|                             |            |
|-----------------------------|------------|
| Aanbevolen Auto Onderdelen: | Spain      |
| Staat/Regio/Pronvincie:     | Andalusia  |
| Plaats:                     | Grazalema  |
| Geplaatst:                  | 03-10-2024 |

### Omschrijving:

This emblematic casa sensorial was built at the end of the 18th century when Grazalema was a wealthy wool town. The facade has remained intact, and the ironwork is all original too. The entrance to the house is impressive, with a broken pediment, columns and the original doors. The zaguan or entrance hall has been left intact with the original inner doors, a tiled floor and the original doorbell.

The whole property has been sympathetically restored. It is a licensed Vivienda Rural with two separate units, one is currently a family home with three bedrooms and the top floor is a successful holiday letting flat with two bedrooms.

### The Main House

The downstairs of the house has a large drawing room, a generous dining room housing the original heavy oak table, an office or possible bedroom. There is a fully equipped modern kitchen and beyond this you will find a downstairs loo.

The main rooms of the house are abovedada, plastered and decorated in the Spanish Baroque style, and the original fireplace in the drawing room has the coat of arms of the aristocratic family who once owned the house. The original windows and shutters are still functioning and all the original internal doors and woodwork have been treated and restored.



The dining room of the house features original 'chineros', or china cupboards and these are a local feature. It is spacious and gracious with the original long refectory table.

The kitchen was installed during the renovations and it has room for a dining table and chairs as well as the usual appliances - washer, dryer, dishwasher and fridge/freezer. There is ample workspace and storage too. The kitchen door leads out to the patio.

The patio is large, with space for a dining table and chairs and for hanging laundry. It has lots of plants and combines shady spaces with a suntrap at the opposite end. It's an outdoor room in the summertime. An external staircase leads up to the guest flat.

Returning indoors, the internal staircase to the first floor has a beautiful dome feature, identical to one in the local church, and the original tiles have been retained. This leads to an upstairs sitting room containing a working period stove, with an internal terrace off it with fantastic views of the mountains. There are three bedrooms, and this storey has the original tiled floors, doors and carpentry. There is a modern bathroom with a walk in shower, a bath tub, loo, bidet and washbasin. Where possible, the original bathroom equipment has been reused.

There is a big period door which can be unbolted to get to the top storey, but guests use their own external staircase and private entrance to the flat.

The guest flat consists of a two bedrooms, a sitting room, kitchen/dining room, bathroom, two bedrooms and a dressing area. On this floor, all the windows and the external door were replaced with sustainable hardwood as this storey originally only had the window bars, no windows. You enter the flat via a roof terrace with unrivalled views and you find yourself in the main sitting room. From this area, Mudejar style original doors lead into a modern kitchen and a big dining area.

The bathroom has some of the original features such as the washbasin and bidet, along with a luxury shower. The connections and space for a sauna have been installed so this is a new facility ready to go.

Double doors from the 18th century featuring the coat of arms of the original owners lead you into the bedroom area. This provides privacy and is a feature of Spanish apartments. There is a generous dressing area and two bedrooms, providing accommodation for a family group of four people or two couples. The internal doors and woodwork in the flat are all original and the dressing area has an antique stove which is in working order.

The whole property is centrally heated, with underfloor heating on the ground floor and radiators on the first and second floors. The boiler and equipment for the system are carefully concealed behind cupboard doors inside and an outside shed area.

The property offers the opportunity to combine a home and business in a beautiful business, and it would be excellent for a family that needs a granny flat. The whole property could also be used for tourism purposes as Grazalema is busy all year round and there is a shortage of self catering accommodation within the village. There are shops just one or two doors away, including a family owned bakery and a



butchers shop which also stocks basic groceries. The village has two supermarkets and a post office as well as a petrol station. There are several excellent restaurants and bars. All this makes the property an ideal holiday location and easy to live in all year round as well.

## **Algemeen**

Slaapkamers: 6  
Badkamers: 2  
Afgewerkte vierkante meter: 380 m<sup>2</sup>

## **Utility details**

Heating: Ja

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.151.442

