



Bed and Breakfast for sale in Canillas de Aceituno, Canillas de Aceituno

895,000 €

Reference: R4185274 Bedrooms: 8 Bathrooms: 8 Plot Size: 54,000m² Build Size: 450m² Terrace: 249m²





Axarquía, Canillas de Aceituno

A STUNNING rural country retreat with 6 spacious bedrooms and 6 bathrooms + separate self-contained guest house with 1 bedroom and bathroom and a separate guest apartment with 1 bedroom and bathroom * set in approx. 54,000m² of beautiful unspoiled countryside featuring olive and almond trees and possibilities for its own wine production * large pool * large garage ideal for workshop /bodega etc * separate utility /laundry room * under floor heating * double glazing throughout * Built 568m² * spacious living accommodation (approx 450m²) * numerous terraces and patios * walled courtyards * large parking area * an abundance of areas to relax and to appreciate stunning views of natural, rolling countryside * complete tranquillity. This imposing country residence, at the moment used as a succesful Boutique B&B, is set in truly unspoiled, secluded countryside of the Sierra Tejeda and is about 7 km from the white mountain village of Canillas de Aceituno which offers an excellent choice of bars and restaurants as well as all other necessary amenities, including a bank, an artisan bakery, supermarkets and a weekly market. The cortijo is easily accessible by an asphalt/partly unpaved road. The property is perfectly situated for visiting the coast and the Andalusian cities of Málaga, Granada, Ronda and Seville or to go skiing in the Sierra Nevada. FLOORPLAN From the courtyard to the north, we enter the property through large wooden doors into the impressive lounge and dining room (13.40 x 6.40m) where natural light pours in on all sides. For the chilly winter evenings there is a large log burner providing warmth and ambience. From the lounge area a few steps lead down to a hallway where there is a WC and some storage cupboards and continues on to first double bedroom with ensuite bathroom (4.50 x 3.70m) which is centrally positioned between the inner courtyard and east terrace. Further along the hallway, with patio doors to the central courtyard, brings us to the modern designer kitchen (3.90 x 3.60m) fitted with top quality units and appliances and granite worktops. A door leads out onto the east terrace towards the pergola. On reaching the end of the hallway a door leads on to a covered south-facing terrace and to the right, behind a low wall, is a well-hidden terrace which houses the solar panels that provides power for the whole property including the under-floor heating which is installed throughout the house. An oil-fired boiler acts as a backup if required. At the end of the hallway the second stairway accesses the upper floor and leads onto the master bedroom suite. From here one has direct access to the upper terrace that commands wonderful southerly views of the surrounding vineyards, olive and almond groves and beautiful, rolling countryside. The stairway also heads down to the garage level where there is a laundry/utility room (2.80 x 1.50m) and a shower room (2 x 1.50m). This shower /utility room has been located beside the garage /workshop so that the owners or workers do not have to enter the main part of the house. Returning to the lounge, the elegant main staircase leads to the first level of the upper floor where on the left is a bathroom and walk-in shower (2.20 x 2.10m). The next door is to the spacious master bedroom suite. Entering a wardrobe area (2.60 x 1.90m) it leads you on to the master bedroom (5 x 3.80m). From here there are incredible views of the surrounding countryside and on the Maroma, the highest mountain in the Axarquía. A passageway (1 x 5m) leads firstly to a walk-in dressing room (1.80 x 1.90m) and the bathroom with walk-in shower (2 x 2.40m) and finally to the door that connects to the upper south terrace and the second stairway down to the lower floor. Returning to the main staircase, a few more steps up lead up to another long corridor (6 x 1.20m) where you will find the following accommodations and facilities; * 1 x Twin bedroom (2.40 x 5.30m), bathroom across the hall * 1 x Twin bedroom a/o office (2.20 x 4m) * An airing cupboard (0.75 x 1m) * 1 x Double bedroom (4.40 x 3m) with wardrobe and ensuite shower (2.30 x 1.70m). * 1 x Double bedroom (3.50 x 4.50m) with wardrobe (1 x 2.5m) and corridor (1.80 x 1m) that leads to a shower room (2.10 x 1.70m). The property throughout has been constructed with thick walls (a traditional practice in old properties) to give excellent insulation in both summer and winter months. DESCRIPTION OUTSIDE From the gated entrance one can view the stunning location of the property set amidst the vineyards, almond and olive groves. The drive to the property winds down to the imposing front elevation of the house and into the large car park surrounded by beds of mature trees, shrubs and plants. From here one enters an impressive walled courtyard, a haven of tranquillity, featuring an attractive flowerbed and fishpond. There are two covered terraces, one for alfresco dining, the other a comfortable seating and bar area. There are also two entrances to a "secret garden" containing small pathways, raised beds of shrubs and flowers. This peaceful, private area is perfect for quiet reading, dining and contemplation. Leading down from the car park on the



east side of the property and located outside of the kitchen is a large terrace area with wooden pergola and a stone table and benches, an ideal spot for some tapas and vino! A few more steps down there is access to the boiler room and the garage/workshop (approx. 50m²), which presently houses the owners wine production equipment and bodega but could have other optional uses such as a large workshop, art studio etc etc. There is access here to the downstairs utility and shower room. The other part of the garage has been transformed into a self-contained apartment of approx. 35m² with its own terrace. The central courtyard is accessed from the lounge area and boasts an impressive Andalusian style patio, traditional Moorish tiles and various areas to relax and unwind, including an BBQ kitchen. To the west, from the inner courtyard, a tiled walkway heads north to a terrace with lovely views overlooking the pool area or, heading south, further steps take you to the entrance of the apartment and continues down towards the Casita, the guest cottage. The private and secluded swimming pool (10 x 5m) is surrounded by ample terracing including an attractive arched covered terrace on the south side, with kitchen /utility room and is ideal for poolside dining or barbecues. The pool house containing the pool filtration system completes the facilities here. **SELF CONTAINED COTTAGE** This traditional "Casita" or "casa de campo" has been restored preserving the old character of the exterior and features an original bread oven, tiled and cobbled terraces and the original grape drying beds are still at the front of the property. Inside the property has been upgraded for modern day living with a double bedroom (3.70 x 2.90m), a living room with open plan kitchen (6.60 x 3m) and a shower room (2.80 x 2.70m) Further down from the "casita" the owners have planted an orchard of fruit trees, there is an "allotment" for growing their own vegetables and climbing a little higher one approaches the vines that produce amongst others the cabernet sauvignon wine. **WINE PRODUCTION** 550 vines are planted on the premises in two separate areas covering approx. 1.200m², ready for red wine production. The owners have all equipment in place and if potential owners wishing to increase production would have the option of expanding into 20.000m² of uncultivated land. The wine is not sold commercially. The main grape variety is Cabernet Sauvignon but Syrah and Tempranillo grapes are also grown.



Features:

Features

Covered Terrace
Private Terrace
WiFi
Guest Apartment
Guest House

Views

Mountain
Panoramic
Country

Pool

Private

Garden

Private
Landscaped

Orientation

South

Setting

Country
Mountain Pueblo
Close To Forest

Furniture

Fully Furnished

Utilities

Solar water heating

Climate Control

Air Conditioning
Cold A/C
U/F Heating

Condition

Excellent

Kitchen

Fully Fitted

Category

Holiday Homes