



■■■■■■■■■■: Villanueva de la Concepcion lies at the foot of El torcal's karstic mountain "paraje natural". The surrounding landscape has attracted many tourists for many years, many of whom have brought in the town and local countryside. There are many restaurants and bars in the town to enjoy, with all your basic amenities and towns people are very friendly. Its elevation at roughly 500m above sea level offers an ideal climate, mixing the heat of the Costa with fresh mountain breezes.

Entering the gates of the Villa, the driveway will lead you through manicured gardens to the traditional main elevation and its welcoming entrance porch. The large double doors will lead you into a large, spacious hallway with its elevated wooden ceiling and via arches lead you into both a bright and spacious dining room with fully fitted kitchen and a separate sitting room, all with large glass doors presenting the beguiling views and intimate terraces, while letting in plenty of light. A lovely fireplace promises cosy winter evenings. A separate corridor leads to three bedrooms, each with good sized, ensuite bathrooms, one having two entrances to double as guest WC. The stunning master bedroom, with double height beamed ceiling includes a functional dressing room. It and the second bedroom have large glazed double doors opening onto their own small terraces and letting in natural light but with remote controlled roller blinds to ensure that you are not disturbed by it until you wish. All have substantial wardrobes.

Mounting the stairs from the hallway you will find a spacious open area with wood fire burner and more double glazed doors facing out onto a private terrace from where you can enjoy those 180 degree rolling landscape views. This currently used as an office and quiet area, with sofa bed for occasional extra visitors but could be converted as another remarkable bedroom.

Off the kitchen you will find a lobby or a separate side entrance and, from there, a fourth, ensuite bedroom, currently fitted as if to accommodate a live-in maid and gardener. A staircase leads down to a large garage which incorporates two generous storage rooms for tools, garden and other equipment and also houses 4,000 litres of mains water tank-up.

Wandering down to the pool area, you will find a poolside room with glass doors and a bathroom which can be used for a guest or independent teenager. The generous pool is surrounded by various tiled or artificial grass terrace areas to relax on loungers in the sun facing those dreamy views, or in a hammock in the shade of mature palm trees, while a jacuzzi and sauna await when the right moment arrives. For those feeling more active, to one side of the property stands a court for padel tennis, the world's fastest growing sport, with covered sitting area for the spectators.

The property's 43,000m<sup>2</sup> of land contains around 200 olive trees (maintained by a local grower), plus orange, mandarin, lemon, lime, fig and other fruit trees, a few grape vines and a substantial terraced garden, in the process of stocking.

Out of sight, at the bottom of the site is a substantial solar panel array, which is contracted to Endesa, bringing in sufficient income to cover the property's maintenance costs. Further solar panels provide ample hot water for most of the year with a gas boiler when top-up heat is required.

This villa, with breathtaking views and peaceful surroundings offers all you need for real rural living, year round but with modern conveniences of air conditioning units, zoned hot water underfloor heating, wifi and those remote controlled blinds. Every corner of the gardens is planted with colourful flowers and structural plants, with further shaded areas to relax on the hotter summer days, and there are areas to walk, sit or relax in sun or shade.

A perfect home in a beautiful and peaceful surroundings. An ambiance you will never want to leave. A unique villa!

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