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■■■ ■ Valle de Abdalajis

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M²: 456

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■■■■: 265 000 €

■■■■■ ■■■■■■■ : 7th ■■■■■■■ 2026











■■■■■■■■:We are honoured to have been instructed to market this very substantial piece of real estate located in a prestigious, central street within the Andalucian pueblo of Valle de Abdalajis. The property is located on a very large urban plot of 316m2 and the total build size is 456m2. The property is formed of two main buildings with access from two parallel streets around a large private garden. The main house had been comprehensively reformed during the last decade , using quality materials throughout and offering a very pleasing fusion of contemporary and traditional styles. Extending to 217m2 build size, the accommodation is distributed over two levels. At street level one enters in to a very attractive entrance vestibule which hosts some very impressive, bespoke, hand painted wall tiles. From this vestibule one accesses one of the 4 public rooms which is currently exploited as a reception lounge and enjoys direct access out to the very charming rear patio and garden area which the property enjoys. Through the lounge one can access a separate sitting room which could also be exploited as a downstairs bedroom. There are two further public rooms; namely a formal dining room and a further cozy sitting area hosting a wood burning stove. The bright, spacious modern dining/kitchen completes the main living accommodation on the lower floor. The kitchen is fully equipped and enjoys direct access out to the Andalucian patio and garden area , ideal for "al fresco dining. Off of the patio and attached to the main house are a shower room, a laundry room and a log store. An attractive internal staircase leads to the 1st floor of the main house which hosts 4 spacious double bedrooms. All of the bedrooms are of generous proportions, 2 of them have ensuite bathrooms and 2 of them enjoy direct access to private terraces overlooking the garden and enjoying the scent of Winter Jasmine which grows profusely in the garden! The remaining 2 bedrooms share a family bathroom. A further staircase leads from the 1st floor to a glorious upper terrace which hosts views over the roof tops to the Andalucian countryside beyond. It is very rare for a property located in the centre of a Spanish town to enjoy such a large private garden. The garden has been designed over various levels including a generous Andalucian patio accessed from both the lounge and the kitchen of the main house. It hosts a variety of small trees and shrubs including a mature grapevine which provides shade in summer and lemon, orange and fig trees . Interest is added by various short flights of steps leading to different levels culminating at the rear of the property where one can access an annex which has been constructed over two levels ; 96m2 on the upper level and a semi-basement of 80m2 . The annex enjoys access from the parallel street thus offering great flexibility for a variety of uses and the flat roof provides off street parking for at least 3 vehicles. The semi-basement, which is at upper garden level has not been developed by the current owners but would be ideal for exploitation as a summer kitchen or BBQ area or even as a guest apartment. The upper level of the annex is currently a very large store room but provision has been made in the construction for further development to provide additional living accommodation. The property is a very short drive from El Chorro, an area which has benefited from substantial investment from both central Spanish government and Europe to reinstate and develop the famous "Caminito del Rey" into, what has become a major tourist attraction. The scenery is quite breathtaking with some stunning mountains and rock formations. It is a very popular area for tourists who wish to enjoy outdoor pursuits such as walking, bird watching, horse riding, hang gliding, landscape painting and particularly rock climbing. The potential which this property offers cannot be overemphasized ; a total build size of 456m2 on an urban plot of 316 m2, enjoying access from 2 parallel streets and private parking it could be easily exploited for rural tourism accommodation which is in high demand in this area. All mains services are connected.

[redacted]:

[redacted], None, **[redacted]**, **[redacted]**, **[redacted]**