



# Andaluz Homes

Leading Estate Agent Costa de la Luz

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## Casa Andalus

5-bed Townhouse in Alcalá de los Gazules

## € 325,000

Reference: C00ALC115



### Details

- 5 bedrooms
- 6 bathrooms
- Plot area: 289sqm
- Constructed: 289sqm

### Features

- Private Pool

### Nearby

- 0.5km: Numerous Restaurants
- 49km: Playas de Conil
- 0.5km: Several Supermarkets
- 24km: Fair Play Golf and Spa

Historic and beautiful townhouse lovingly cared for and restored by its current owners offering an authentic taste of Andalusia to prospective buyers who are looking for either a large family home, holiday retreat or potential business.

Casa Andalus is located in the heart of the old winding streets of the lesser known pretty white pueblo of Alcala de los Gazules. Nestled in the Alcornocales National parkland in an elevated position overlooking the edge of the Sierra de Grazalema, it is a nature lovers paradise with a variety of wildlife, flowers and the ancient cork trees. With lakes, walking and cycling routes galore plus the beaches on the Costa de la Luz less than an hour away, this location offers something for everyone.

Alcala town has much to offer too with several lovely plazas, restaurants, shops and bars. Explore the streets and you are bound to find imprints in the architecture of times gone by all the way back to the Romans with its famous fountain.

Casa Andalus itself offers plenty of space in which to live and enjoy the surroundings. A brief description is as follows:

Entrance into a pretty private courtyard with outdoor seating area, cooling plunge pool and spiral staircase to the extensive roof terrace offering breath taking views out towards the Sierra de Grazalema and surrounding countryside.

Double wooden doors enter into the country style kitchen with open shelving complete with butcher block style solid wood worktops, decorative tiles, space for a double range oven, fridge freezer, washing machine and dishwasher. There is also a handy store cupboard for those extra utility items.

Doors pass through to the fabulously light and bright dining room with full length original windows which open to a private balcony, beautiful tiled floors and doors through to the living room. The living room features a wood burning stove, alcove shelving, full length original windows with wooden shutters and pretty tiled floors. a doorway leads to the main entrance hall with tiled floors and a small closet with basin and WC.

Stairs lead down from the dining room to the ground level accommodation which comprises of extensive double height living area currently used as an art studio with large cupboards for handy storage. From the centre a wide arched walkway leads to the 4 beautiful double bedrooms all complete with en-suite shower rooms. There is also a separate WC and small utility space complete with sink. Double doors give access to the main street offering further possibilities for commercial use subject to licenses etc.

Currently the owners have knocked two of the bedrooms into one, the partition wall can easily be re-erected to restore the four bedrooms.

Attached to the main house is an independent apartment which can also be accessed from the main house when not in use as a rental space for tourists visiting Alcala.

It briefly comprises of a good-sized living room with large original full-length windows opening to a private balcony, wood burning stove, decorative floor tiles and purpose shelving.

A door lead through to the open plan kitchen area and partition doors to the master bedroom with en-suite shower room. There is also a separate bathroom with bath, shower, basin and WC. Off the kitchen area there is a secluded patio with an outside dining area. Separate access to the apartment is found at the back of the property leading to the main street. There is also another store room here currently used to house garden equipment and outdoor furniture. This apartment could easily be used as additional living space as one large home or to increase the rental accommodation.

Overall, Casa Andalus offers a fantastic opportunity to live and work in one of the most beautiful areas of Andalusia or simply sit back, relax and enjoy precious down time away from the hustle and bustle of normal day life

Total constructed area approx. 289sqm  
Status: Urban  
CEE rating: G

Note: Whilst the property description and details provided are intended to be factually correct the accuracy of this information cannot be guaranteed and does not constitute an offer of contract. All properties are offered for sale unfurnished unless stated otherwise.

The advertised property marketing price is subject to standard Spanish Notary, Land Registry, Stamp Duty (ITP), Legal and Estate Agency Fees.

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