

## 3 chambre Villa à vendre dans Mijas, Málaga

625.000€



Introducing a captivating property that seamlessly blends convenience, luxury, and equestrian living - your dream home awaits in La Atalaya, Mijas. Just a mere 10/15 minutes from the beach, shopping centers, and golf courses, this meticulously maintained 3-bedroom, 2-bathroom detached residence sits proudly on an elevated plot spanning 4813m<sup>2</sup>. As you approach through the electric gates, the upper level welcomes you with a private pool, ample parking, and the elegant main house. The middle level, boasting its own entrance gate, provides a flat expanse perfect for horse riding and lunging. The lower level, equipped with a shelter and storage barn, features a dedicated access gate, ensuring seamless loading and unloading of horses from a horsebox. Step through the main door into an open-plan foyer, ideal for coats and shoes, leading to the luminous lounge with a fireplace. This inviting space extends to a covered terrace and BBQ area through patio doors. The kitchen, installed in recent years, boasts integrated appliances, a double butler sink, eye-level oven, and a central island unit - a haven for culinary enthusiasts. The sleeping quarters, separated by a door to the hallway, comprise two spacious bedrooms and a family bathroom, along with the large master bedroom featuring an ensuite bathroom. Modern comforts abound, with central heating throughout, double glazing, and fly screens. The property is air-conditioned for both warm summer days and cooler evenings. The garden and pool area are private and can be landscaped by the buyer. Priced to sell, this residence comes with the added advantage of the OCA license for up to 3 horses, making it an equestrian enthusiast's paradise. Additionally, a 5kw solar photovoltaic system with storage batteries not only powers the home efficiently but also allows for the resale of unused energy back to the grid. Key Features:- Air conditioning throughout- Central heating- Double glazing and fly screens- OCA license for 3 horses- 5kw Solar power + mains electricity- Private swimming pool- Ample parking + double car garage- Proximity to the beach, shopping centers, and renowned golf courses Conveniently located, this property is just 30 minutes from Malaga airport, 15 minutes from La Cala de Mijas, and Fuengirola, 5 minutes to St Anthonys school - offering a perfect blend of tranquillity and accessibility. Don't miss the opportunity to make this exceptional residence your own, where coastal living meets equestrian elegance. (Note: Furniture is not

 3 chambres

 4.813m<sup>2</sup> Taille de la parcelle

 2 salles de bains

 X

 179m<sup>2</sup> Taille de construction