






## 5 soverom Grottehuset til salgs i Ronda, Málaga



1.495.000€



Classical Andalusian inspired country villa situated within the much sought after area of Llano del Cruz just 5 minutes drive outside the vibrant and historic town of Ronda, Southern Spain. Built in 2011 to the very highest of standards, it is very rare to find such a high quality, immaculate home coming onto the market. Set in 4 hectares of gently sloping land, the house occupies an elevated position giving outstanding views to the surrounding countryside and Sierra de Grazalema. The plot is full fenced with Electric gates at the entry to the property. Driving in along a sweeping tarmac driveway, through the olive groves (300 olive trees) The gardens are designed to be low maintenance, an attractive combination of lawned areas and white stone pathways with rockeries and tropical plants. There is a small plantation of fruit trees. Entering the villa, the immediate impression is one of space and light. The entrance hall having floor to ceiling glass windows that look directly out the garden and swimming pool beyond. A large wrought iron and wood staircase with a gallery landing above is a stunning focal point to the home. The hallway is large and could also be used as a small reception room. The Andalusian feel very much in evidence as the ground floor is built around a central patio, rooms all leading off from the Hallway. To the left there is a fabulous contemporary kitchen with a separation breakfast bar, a more formal dining area and into a lovely sitting area, complete with glass fronted woodburning fireplace. The high ceilings, full length double terrace doors placed in parallel to both sides of the room, give a wonderful ambience as natural light floods into the room no matter what time of day. Off the kitchen, is a well designed preparation area, with kitchen counters and a large American fridge/freezer - leading onto a large laundry room and a pantry/storeroom. Access out to another charming courtyard, which leads to the covered carport. A well thought out flow designed to give easy access to the kitchen and storage areas. There is a second reception room on the other side of the central patio - Currently used as a TV/sitting room. On the ground floor there are two big double bedrooms, each having a bathroom next door to the bedroom. Off the entrance hallway is a small staircase leading down to a large basement - The basement is tiled and has water and electricity. an ideal home cinema or gymnasium perhaps! Climbing the sweeping staircase to the first floor. The gallery landing has several sets of full length windows

-  5 soverom
-  Svømmebasseng
-  bedrooms 5

-  5 bad
-  lot area 40000

-  40.000m<sup>2</sup> Tomtestørrelse
-  floor area 413