



## 3 bedroom Townhouse for sale in Los Guajares, Granada

254,000€



Charming townhouse of recent construction tastefully built and decorated in rustic style and beautifully maintained. The house is split into two separate homes, ideal for providing an income from rural tourism. The many features which make this home so special and provide it with its unique rustic charm include its locally made clay floors, ceilings made with reeds harvested from the local river by the owner-builders, painstakingly tied together with hand-woven esparto grass and with exposed timber beams, its custom masonry built-in furniture, such as kitchen and bathroom cabinets featuring either brick or tile with timber doors, custom built seating nooks with exposed brickwork and decorative tiling, wood burning stoves, stone features and colour washed walls in hues of soft blue, green and peach. The home is very gracefully and harmoniously furnished with timber pieces in authentic styles and timbers handcrafted by local artisans. There are 3 bedrooms, 2 lounge rooms and 2 kitchens between both homes which are distributed over two storeys: Entry into the first home is from the shady patio; to the left of the entry is a fully equipped kitchen and dining area. Stairs lead up to the lounge, tastefully decorated featuring stone, clay and timber and a wood burning stove, its soft peach colour washed walls providing a cosy ambience. The bedroom has access to a very spacious and original shower room. Entry into the second home is also through the patio; to the left of the entry is a fully equipped kitchen with access to the lounge-dining room featuring a reed ceiling with antique exposed beams and wood burning stove. Stairs lead up to the two bedrooms, one of which has access to a balcony overlooking the patio. Both bedrooms share a bathroom with spacious shower recess and many rustic features. The carefully maintained exterior is not devoid of charm either, with a well tended garden planted with a variety of flowering plants, and a patio with custom built Moorish style seating areas. A spiral staircase leads to the approx. 100 m2 roof terrace, with two shady pergolas, further custom built seating areas, a barbecue and panoramic views. The feature of the home's exterior is its solar-powered heated pool/jacuzzi, very imaginatively built, partially inside a cave under a rock, and with a cascading water fall. An exterior building also houses a utility room with shower. This recently built home represents the best of both worlds with all the comforts and conveniences of a modern home, yet

3 bedrooms  
176m<sup>2</sup> Plot size

3 bathrooms

218m<sup>2</sup> Build size