



## Frakoblet villa til salg i Casares Playa, Casares

399.000 €

Reference: R5257006 Soveværelser: 2 Badeværelser: 2 Grundstørrelse: 70m<sup>2</sup> Byg Størrelse: 106m<sup>2</sup> Terrasse: 26m<sup>2</sup>





## Costa del Sol, Casares Playa

Charming house with garden and sea views in Casares Costa

The property is distributed over two levels and welcomes you with a spacious and inviting front patio with a storage room, immediately revealing the special character of the home.

The house stands out for its rustic style, natural charm, and unique character, having been designed by the renowned architect Aubrey David. It is a property full of personality and ready to move into from the very first moment.

On the main floor there is a bright living room with extra-high ceilings and an efficient rustic-style fireplace. The house also features a semi-open independent kitchen, a rustic-style guest toilet, and a separate room that can be used as a dining room, office, or guest bedroom.

From this level there is access to a pleasant east-facing terrace consisting of an open area and a winter garden that can be enclosed with Luman glass curtains and is currently used as a TV and relaxation room.

The terrace leads to a large and beautiful private garden of approximately 70 m<sup>2</sup> with a chill-out area and barbecue. The garden is carefully maintained and surrounded by abundant vegetation that provides natural shade, coolness, and a pleasant sense of privacy, comfort, and tranquility. In this coastal area, it is rare to find a home in this price range offering such generous outdoor space with both garden and terraces.

From the garden you can enjoy relaxing views of the Mediterranean Sea and, on clear days, even the African coastline, creating the perfect setting to unwind, socialize outdoors, and make the most of the exceptional climate of the Costa del Sol.

The upper floor features a spacious master bedroom with high ceilings and a balcony, as well as an adjoining bedroom that can also be used as an office or workspace, both enjoying beautiful sea views. The full bathroom, also with high ceilings, includes a large walk-in shower.

From this floor there is access to a second southeast-facing terrace with impressive views of the garden and the Mediterranean, further strengthening the strong connection between the home and its natural surroundings.

The house is equipped with high-quality awnings and Griesser sunshades – including a burglar-resistant model on the ground floor – all of which can be remotely controlled via the Somfy system. The remaining doors and windows feature traditional Mallorcan-style shutters, providing shade while allowing fresh air to circulate.

LG air conditioning units on both the ground floor and the upper floor, also remotely controlled, provide both cooling and heating as well as air purification.

The solar energy system provides excellent energy efficiency and, thanks to its lithium battery, stored solar power can be used at night and can supply emergency electricity for several hours in the event of a general power outage. The terracotta-colored solar panels preserve the visual harmony of the house and are approved by the homeowners' association.



Exterior parking is located right next to the entrance of the house, providing everyday convenience.

The property is located within a very quiet and well-maintained residential community, ideal for those seeking serenity and quality of life. It offers communal areas including a swimming pool and a peaceful residential environment designed for relaxation, just minutes from the beach and local services while remaining completely free from noise.

This home is particularly well suited for a couple wishing to enjoy life in one of the most attractive areas of the coast, whether as a holiday home or a permanent residence.

An exceptional opportunity for those looking for a home with character, surrounded by nature and within walking distance of the sea, where every corner conveys calm, authenticity, and well-being.



## Funktioner:

### Funktioner

I nærheden af transport  
Privat terrasse  
Satellit -tv  
Opbevaringsrum  
Ensuite badeværelse  
Marmorgulve  
Dobbeltvindue  
Monterede garderober  
Wifi  
Grill  
Fiberoptik

### Synspunkter

Hav  
Panoramisk  
Land  
Have  
Urban

### Pool

Kommunal

### Have

Kommunal  
Privat  
Anlæg  
Nem vedligeholdelse

### Kategori

Holiday Homes  
Investering  
Videresalg

### Orientering

Syd

### Indstilling

Kommercielt område  
Tæt på golf  
Tæt på havn  
Urbanisering  
Tæt på havet  
Tæt på butikker  
Tæt på byen  
Tæt på skoler  
Tæt på marina

### Møbel

Valgfri

### Parkering

Åben  
Gade  
Kommunal  
Mere end en

### Klimakontrol

Aircondition  
Kold aircondition  
Varm aircondition  
Ildsted  
Centralvarme

### Tilstand

God

### Køkken

Fuldt monteret  
Hjælpeprogrammer  
Elektricitet  
Drikkeligt vand  
Telefon  
Fotovoltaiske solcellepaneler