



## Description

TWO LIVING UNITS: MAIN HOUSE + SEPARATE GUEST ANNEX

A rare country estate near Comares, set in a peaceful green valley where you can hear the river flowing for most of the year. The finca offers privacy, nature and genuine rental potential, surrounded by an established orange orchard, a variety of citrus and fruit trees, a section of olive grove, and a large vegetable garden.

### Highlights

- Two-level finca with registered main house (upper) + guest unit/annex (lower)
- Two pools: main pool upstairs + small plunge pool downstairs
- Mains electricity + water from 3 private wells and 100,000L+ on-site storage
- Orange orchard, citrus and fruit trees, olive grove, plus a large vegetable garden
- Large garages and outbuildings (potential studio/workshop, subject to permissions/registration)
- Great location: 12 min Comares, 8 min Los Ventorros (restaurants), 45 min Vélez-Málaga

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Total 54 m<sup>2</sup>  
1st Floor: 54 m<sup>2</sup>  
Excluded Areas: Porch: 71 M<sup>2</sup>, Porch: 26 M<sup>2</sup>, Storage: 24 M<sup>2</sup>,  
Stairs: 8 m<sup>2</sup>



Total 99 m<sup>2</sup>  
1st Floor: 31 M<sup>2</sup>, 2nd Floor: 38 m<sup>2</sup>  
Excluded Areas: Porch: 21 M<sup>2</sup>, Underfoot: 2 M<sup>2</sup>, Storage: 3 M<sup>2</sup>,  
Stairs: 17 M<sup>2</sup>, Walls: 15 m<sup>2</sup>