



## Townhouse for sale in Gaucín, Gaucín

398,000 €

Reference: R4867648 Bedrooms: 4 Bathrooms: 2 Plot Size: 334m<sup>2</sup> Build Size: 260m<sup>2</sup> Terrace: 85m<sup>2</sup>





## Serranía de Ronda, Gaucín

???? Family Home with Unparalleled Panoramic Views – 321 m<sup>2</sup> built area, 145 m<sup>2</sup> garden, and 334 m<sup>2</sup> plot

This impressive four-story single-family home in Gaucín, one of the most vibrant and authentic white villages in the Serranía de Ronda region.

Its main attraction is its spectacular open views of over 300° of the Castillo del Águila, Monte Hacho, Campo de Gibraltar, the Mediterranean Sea, and, on clear days, even the Rif Mountains in Africa.

A property that combines the essence of Andalusia with spacious, bright, and high-quality spaces, ideal for those seeking tranquility without sacrificing a cultural and active environment.

### Layout

- Lower floor

38 m<sup>2</sup> closed garage with capacity for three vehicles, elegant tiled floors, direct access to the home, and separate exit to the street.

- Main Floor

Entrance hall welcomes and organizes the layout.

Spacious living room with fireplace and bar area, very bright thanks to large windows. Marble floors throughout the house and dimmable lighting create a cozy atmosphere.

Fully equipped solid wood kitchen with breakfast bar and access to a terrace that connects to the private garden of ~145 m<sup>2</sup>, with barbecue, lemon tree, and fruit trees, direct access to the rear street, and the possibility of installing a pool.

Separate dining room with fireplace, full bathroom, and practical pantry.

- First Floor

Foyer leads to four spacious bedrooms, all with high-quality solid wood built-in wardrobes, and a full bathroom. Of particular note is a cozy 29 m<sup>2</sup> glazed terrace with views of the garden and mountains.

- Top Floor

Laundry room and a spectacular 37 m<sup>2</sup> sun terrace with panoramic views of over 300°: the Mediterranean, Gibraltar, and Africa.

### Surface Area and Key Facts

- Interior usable area (measured with Tour 360): ≈253.5 m<sup>2</sup>
- Garage: 38 m<sup>2</sup> · Glazed sunroom: 29 m<sup>2</sup>
- Approximate total built area: ≈321 m<sup>2</sup>
- Garden: ≈145 m<sup>2</sup>
- Plot/total graphic area: ≈334 m<sup>2</sup> (two cadastral references)
- Official Cadastral Construction: 260 m<sup>2</sup> living space + 27 m<sup>2</sup> annex
- Year of construction: 1999





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(Data verified with digital plans and the Cadastre to ensure accurate and transparent information.)

### Highlighted Features

- Unique panoramic views of the Mediterranean, Gibraltar, and Africa.
- Spacious and welcoming entrance hall.
- Elegant and fresh marble floors throughout.
- Spacious bedrooms with high-quality built-in wardrobes.
- Fully equipped solid wood kitchen.
- All windows have blinds.
- Dimmable lighting for a personalized atmosphere.
- Private garden with barbecue, fruit trees, rear exit, and the possibility of a swimming pool.
- Enclosed garage with capacity for three vehicles.
- Quiet and private location, a stone's throw from the center of Gaucín and all amenities.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Bar  
Barbeque

### Views

Sea  
Mountain  
Panoramic  
Country  
Garden  
Forest  
Street

### Furniture

Optional

### Parking

Garage  
Private  
Covered

### Orientation

North  
South

### Climate Control

Fireplace

### Setting

Village  
Mountain Pueblo

### Condition

Good

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water

### Garden

Private

### Category

Investment  
Luxury