# Detached Villa in Monda

## €469,000

Monda, Málaga

Bedrooms: 3 | Bathrooms: 2 | Plot: 6037 m² | Built: 152 m² | Terrace: 55 m²









## Overview

Beautiful Andalusian Villa with Panoramic Views and 6,037 m² Plot – Monda

Discover this charming Andalusian-style detached villa near Monda, set in an elevated position surrounded by beautiful countryside and offering wonderful panoramic mountain views. Located in a peaceful and private setting, the property is approximately 30 minutes from Marbella and close to Monda village.

The villa offers 152 m² of built accommodation distributed over two floors. The main floor features a spacious living room with fireplace, open-plan fully fitted kitchen, one bedroom and a bathroom, while the upper floor comprises two further bedrooms and a bathroom. The villa is equipped with air conditioning with hot and cold settings, providing comfort throughout the year. There is also a large private garage, storage and utility areas.

The outdoor spaces are ideal for enjoying the Mediterranean lifestyle, with a 55 m² terrace, large private swimming pool, covered terrace and barbecue area. The elevated position provides beautiful views across the surrounding mountains, gardens and pool, while the secluded setting offers an exceptional level of privacy and tranquillity.

The 6,037 m² rural plot has a varied agricultural landscape, including approximately 3,075 m² of pasture, 1,597 m² of dry-farmed almond trees and 685 m² of dry-farmed olive trees.

AFO Documentation

A particularly important advantage is that the property has an architectural Certificate of Aptitude prepared as part of the AFO (Asimilado a Fuera de Ordenación) procedure. The certificate confirms that the house, garage and swimming pool were fully completed and already existed in their current configuration before 2004. The cadastral information included in the certificate records 2000 as the year of construction.

The certificate also confirms that the buildings meet the required conditions of safety, habitability and sanitation, with electricity connected to the general network, an autonomous water supply and an approved autonomous wastewater treatment system.

The AFO documentation is a significant advantage when purchasing a rural property in Andalucía, providing important legal and administrative documentation regarding the existing buildings.

With its large private plot, swimming pool, garage, panoramic views, air conditioning and peaceful countryside location, this is an excellent opportunity for anyone looking for a private family home or relaxing country retreat, while remaining within easy reach of the Costa del Sol.

Furniture is optional.

## Amenities

Setting: Country, Close To Town

Condition: Excellent Condition

Pool: Private Pool

Climate Control: Air Conditioning, Hot A/C, Cold A/C, Fireplace

Views: Mountain Views, Panoramic Views, Garden Views, Pool Views

Features: Covered Terrace, Fitted Wardrobes, Private Terrace, Storage Room, Utility Room, Barbeque

Furniture: Optional Furniture

Kitchen: Fully Fitted Kitchen

Garden: Private Garden

Parking: Garage

## Contact

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