

# Villa Nueva de Rosario

Region: Andalucia Sleeps: 7

## Overview

Set within 6 acres of private land, Villa Nueva de Rosario is a beautiful detached property surrounded by agricultural terrain of olive groves and wheat fields. A private driveway leads up to the main house, which is set within a lovely walled garden, with leafy trees and vibrant planting that surround the terrace and lawn. Typical of this Spanish region, the villa features a traditional whitewashed facade, with terracotta tiled roofs.

Stepping inside, the villa is immediately inviting, with smart furnishings and characterful decor, whilst the terracotta floor offers a vibrant complement to the cool white walls. A charming living room features several arrangements of seating, offering a comfortable place to sit with a book, whilst the TV is perfect for watching a movie on cooler nights. A dining table sits to the side, whilst to the rear, the neat kitchen is fully equipped with everything you may need to prepare meals, as well as washing machine and dishwasher. To the front of the room, a second dining area sits within a large conservatory, making the perfect spot for entertaining, and several glass doors open out onto the patio, allowing in a gentle breeze whilst framing views out to the garden.

There are four bedrooms in total, with a double or twin room found on the ground floor with its own shower room next door. Upstairs, the large master bedroom has a lovely en-suite and double doors that open onto a balcony where you can sit out and enjoy uninterrupted views. A smaller room leads off from the master suite, where a single bed is perfect for younger children or babies, whilst the fourth bedroom is also on this floor, with two twin beds and access to a shared bathroom.

Outside, the terrace wraps around the house, offering several different seating areas to enjoy throughout the day. Sit out with a coffee to enjoy the morning sun, or escape the midday heat and find a spot to sit with a book or enjoy a siesta. A fantastic built-in barbecue area is great for al fresco dining, and you can make the most of the warm evenings and sit out over leisurely dinners beneath the stars. A large garden extends away from the villa with a well-maintained grass lawn surrounded by vibrant flowers and planting. To the far end, a curved swimming pool behind a fence is perfect for cooling off, and several sun loungers invite you to recline beneath the blue skies and soak up the peaceful setting.

As mentioned in... (<https://www.thetimes.com/travel/destinations/europe-travel/spain/best-affordable-villas-in-spain-9bnlf8qsw>)



## Facilities

Walking/Hiking Paths • Horse Riding • Ideal for Kids • Air-Con • Fishing • Private Pool • Cycling • Historical Sites • Villa • Ideal for Teens • Cots (Cribs) • Pets on Request • Great Value • Ground Floor Bed & Bath • <1hr to Airport • Parking Space • Wi-Fi/Internet • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • DVD • Dishwasher • Microwave • Safety Deposit Box • Smart TV • Satellite TV • Heating • Children's videos/DVDs • Children's books • High Chair(s) • Fenced Grounds

# Interior & Grounds

## The Villa

Villa Nueva de Rosario is charming and peaceful property, located in rural Andalusia, that is perfect for a getaway with family or friends!

### Ground Floor

- Living room with TV, DVDs, books, dining table, and access to the exterior
- Well-equipped kitchen with pantry, washing machine, dishwasher access to the exterior
- Large conservatory with dining table and access to the exterior
- Bedroom with king-size double bed or two single beds and access to the exterior (*please specify during the booking process*)
- Shower and toilet

### First Floor

- Main bedroom with superking-size double bed, en-suite bathroom with shower, and access to the shared balcony with seating
- Bedroom with single bed, built-in wardrobe, travel cot, and access to the shared balcony\*
- Bedroom with twin beds and built-in wardrobe
- Shared bathroom with shower

*\*Please be aware this bedroom is connected to the main bedroom and does not have a door, meaning it is more suitable for children. Please enquire for more information\**

### Exterior

- Property set on 6 acres of private land
- Front gate
- Outdoor garden area, behind walls, with various seating options throughout
- Private, gated swimming pool with surrounding sun loungers and outdoor shower
- Covered seating area with dining table and barbecue grill
- Parking for 4 cars

### Additional Facilities

- Wi-Fi connection
- Air conditioning (*in main bedroom only*)
- Heating
- Portable fans
- Toiletries
- Static exercise bike
- Washing machine
- Dishwasher
- Highchair
- Travel cot
- Iron & board
- Smoke detector
- Carbon monoxide detector
- Fire extinguisher
- First-aid kit
- Safe



## Location & Local Information

Surrounded by the undulating Andalusian landscape and distant mountains, Villa Nueva de Rosario enjoys a wonderful setting where you can escape for a relaxing break and enjoy complete privacy whilst soaking up the peaceful surroundings. For local shops and amenities, there are several rural villages just a short drive away, and you can enjoy the slow pace of pueblo life and friendly atmosphere.

With two rivers running through its centre, Villanueva del Trabuco is a traditional agricultural settlement which can be reached in less than 15 minutes by car. Wander the streets of the older quarter to see the traditional whitewashed houses adorned with vibrant flowers and terracotta window boxes, or visit the Plaza de Prado for a more social atmosphere, where you will find the town hall and renowned 'Fuente de los tres Caños' (the fountain said to never dry up). There are several restaurants where you can enjoy freshly made dishes and sample home-cooked specialities such as *ajoblanco* (a wonderful gazpacho made with almonds and garlic). Nearby, the lovely Rosario is another charming spot, surrounded by wheat fields and olive groves. Sheltered in the foothills, the village is a popular starting point for hill walking or mountain bikers, and you can head up into the mountains before returning for a well-earned lunch or delicious piece of *tortas de bizcocho*, a sponge cake of almonds and olive oil.

For keen walkers, the surrounding area has plenty of trails to explore, and the beautiful Montes de Málaga natural park boasts a diverse landscape of rivers, rock formations, and a magnificent pine forest that plays host to a huge array of wildlife. You can also visit the nearby El Torcal park to see the usual limestone rock formations and interesting flora and fauna or take a challenging route up from the village of Concepcion to reach the highest viewing point at 1339m, where you will be rewarded with a spectacular vista across to the park and even as far as the North African coastline.

Whilst surrounded by countryside, the golden beaches of



Malaga are just 45 minutes away, making it easy to spend the day beside the sea. Enjoy a relaxing day on the sand or head into the vibrant city to see its historic Alcazaba or wander along the lively streets lined with shops and restaurants. Marbella is also just over an hour's drive, whilst the main roads nearby offer good access to the cultural cities of Granada, Cordoba and Sevilla.

## Local Amenities

Nearest Airport	<b>Malaga Airport</b> (52 km)
Nearest Ferry Port	<b>Port of Malaga</b> (52 km)
Nearest Train Station	<b>Antequera Train Station</b> (30 km)
Nearest Village	<b>Villanueva de Rosario</b> (7 km)
Nearest Town	<b>Antequera</b> (29 km)
Nearest City	<b>Malaga</b> (50 km)
Nearest Restaurant	<b>La Favorita Gourmet</b> (7 km)
Nearest Bar/Pub	<b>Bar La Cana</b> (6 km)
Nearest Supermarket	<b>Supermercados Dia</b> (7 km)
Nearest Beach	<b>La Malagueta Beach</b> (48 km)
Nearest Golf	<b>Antequera Golf Course</b> (35 km)
Nearest Tennis	<b>Frontil Tennis Club</b> (37 km)

## What we love

- Set in the midst of the Andalusian countryside, Villa Nueva de Rosario is completely secluded, ensuring a completely peaceful setting
- The beautiful garden has been well-maintained, with a lush lawn and vibrant planting, offering a lovely place to spend long days outside under the Spanish sun and next to the cool pool
- The barbecue and outdoor dining table are perfect for entertaining, and you can enjoy entertaining meals beneath the stars

## What you should know...

- A car is necessary to reach local amenities and make the most of the surrounding region
- One of the bedrooms is accessed through the main suite, making it appropriate for younger children and babies
- This owner cannot accept last-minute bookings and will need at least 3 days notice prior to arrival
- The bathrooms and the kitchen are being currently refurbished and new pictures will be shown as soon as possible.

# Terms & Conditions

- **Security deposit:** £250 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4 pm.
- **Departure time:** 10 am.
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** On request only and with prior agreement with the owner. Please request during the booking process.
- **Other Ts and Cs:** Please be aware that this owner can not accept last-minute bookings and will need at least 3 days notice prior to arrival. Please be aware that the lead guest must be a minimum of 28 years old. Extra cleaning and bed linen/towel change can be requested during the booking time. The housekeeper comes in the morning to do a light cleaning so having the rooms available is appreciated.
- **Changeover day:** Arrivals are permitted Monday to Friday. Check out is permitted any day.
- **End of stay cleaning available?:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Smoking & Vaping are not permitted.
- **Minimum stay:** 7 nights during peak season and Easter. 4 nights during other periods.
- **Heating costs included?:** Yes, included in the rental price.
- **Pool heating charge?:** Not available.
- **Tax:** Tourist Tax included in the rental price.
- **Internet access?:** Wi-Fi internet access included in the rental price.
- **Pool towels included?:** Not available.
- **Stag & Hen Do Allowed? :** Weddings, stag/hen parties and any special events are not allowed.