



Villa  
3 bedrooms  
One bathroom  
🏠 93 m<sup>2</sup>  
🏡 236 m<sup>2</sup>

**REF: IC 1169**

## El Hijate

**€99,000**

A charming single-story house is for sale, surrounded by a beautiful garden that envelops the home, lending it a special charm and a unique natural setting. It's the perfect space to create a barbecue area, place outdoor furniture, and enjoy the tranquility and fresh air amidst nature.

The house is laid out comfortably and functionally. Upon entering, you'll find a pleasant sitting room to the right and a bedroom to the left. Directly opposite is the fully furnished kitchen, with a separate pantry providing practical storage space. The house also has two additional bedrooms and, at the back, a cozy living room with a fireplace, ideal for the cooler months, which has direct access to the front patio.

The property has two separate entrances, offering greater convenience and flexibility. At the rear of the house, there's a designated parking area, perfect for protecting your vehicle from both sun and cold.

The house is ready to move into, with good access and excellent views, ideal for those seeking peace, relaxation, and a high quality of life in the countryside.

It's located just 5 minutes from Hijate, where you'll find essential services such as a shop and medical clinic, and approximately 20 minutes from Baza, a town with all the necessary amenities for daily life: large supermarkets like Mercadona and Lidl, a hospital, pharmacies, and a wide variety of shops selling clothing, shoes, and all kinds of services.

A perfect opportunity to enjoy tranquility without sacrificing comfort.

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