## Sales - House - Cancelada

# 3.900.000€











**Ref.-ID: R5467954** **Cancelada** **House**

**8** **6** **520 m2** **10000 m2**

Villa Dos Aguas Occupying an exceptional lakeside setting surrounded by the Andalusian landscape, Villa Dos Aguas is a remarkable Spanish cortijo combining authentic character, complete privacy and outstanding potential for both residential and commercial use. Beyond its appeal as a private residence, Villa Dos Aguas represents a particularly interesting investment opportunity. Its eight-bedroom configuration, extensive grounds, privacy and existing tourist rental licence make the estate especially well suited to a boutique bed & breakfast or hospitality concept. Equally, its distinctive Andalusian architecture, picturesque courtyard, gardens and lakeside backdrop could make it an exceptional setting for high-end private events, weddings, retreats and exclusive celebrations, subject to obtaining any additional licences and permissions required for the intended activity. Set within more than 10,000 m² of mature gardens, the estate immediately captures the essence of traditional Andalusian living. Its distinctive architecture is centred around a beautiful interior courtyard, while established vegetation and extensive grounds create a peaceful and secluded environment rarely found within such easy reach of the coast. A private driveway winds through the gardens towards the main residence, which has been thoughtfully arranged predominantly across a single level. The property offers eight generously sized bedrooms, six of which open directly onto the central courtyard, creating a wonderful connection between the different areas of the home. Throughout the residence, a collection of living and dining spaces showcases the warmth and personality of a traditional Spanish cortijo. Original architectural details, rustic finishes and a characterful country-style kitchen have been carefully preserved, giving the property an authenticity that would be difficult to recreate today. While already impressive in its current form, Villa Dos Aguas presents an exceptional opportunity for a new owner to introduce a more contemporary level of luxury while respecting the estate's original Andalusian identity. With the right renovation and landscaping programme, the property has the foundations to become a truly outstanding country estate. The outdoor areas are one of the property's defining features. The swimming pool enjoys beautiful open views across the lake and surrounding hills, complemented by expansive terraces, outdoor dining spaces and extensive gardens. The scale of the grounds provides enormous scope for creating additional landscaped areas, entertainment spaces and lifestyle amenities. Independent staff accommodation further supports both private and hospitality-oriented use of the estate. Despite its peaceful countryside atmosphere, the property remains conveniently positioned just minutes from the prestigious Villa Padierna Palace Hotel and the surrounding golf valley, including Los Flamingos Golf, Alferini Golf and Tramores Golf. This combination of natural surroundings, accessibility and proximity to some of the Costa del Sol's most established luxury destinations adds considerably to its appeal. Villa Dos Aguas is much more than a traditional country home. It is a property with the scale, character and versatility to be transformed into a spectacular private estate or developed into a distinctive hospitality and events destination. A rare opportunity for an investor or private buyer looking to acquire an authentic Andalusian property with substantial grounds, a privileged natural setting and significant potential for further enhancement. Please contact us to arrange a private viewing and discover Villa Dos Aguas in person.

**Setting**
- ✔ Close To Golf

**Orientation**
- ✔ South East Orientation

**Condition**
- ✔ Renovation Required
- ✔ Restoration Required

**Views**
- ✔ Lake Views

**Features**
- ✔ Covered Terrace
- ✔ Staff Accommodation

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Security**
- ✔ Gated Complex

**Category**
- ✔ Investment