

# SPANISHESTATE

<https://www.spanishestate.com/villa/la-guardia-de-jaen-23170/6286106/>

## villa for sale La Guardia De Jaén, Metropolitana De Jaén



NEGOTIABLE PRICE! The owner is open to serious offers from genuinely interested buyers, making this an outstanding opportunity for those seeking an exclusive estate under especially attractive conditions.~~Best House exclusively presents this magnificent property located in one of the most sought-after and peaceful areas surrounding Jaén: Puente de la Sierra. Just 6 kilometres from the city centre, this fully legalised urban estate represents a rare opportunity for those seeking space, privacy, nature, and proximity to the city, all within a fully enclosed 866 m2 plot.~~This property is particularly suited to end buyers with strong purchasing power or the ability to provide a substantial deposit, as financial institutions typically offer financing of approximately up to 60% of the purchase value due to the nature of the property. For this reason, it is an ideal opportunity for buyers looking to invest in quality of life without relying on high levels of financing.~~The estate enjoys a privileged natural setting, featuring fruit trees, a spectacular cornicabra olive tree, and numerous mature poplar trees that provide shade, freshness, and a wonderful sense of tranquillity throughout the year.~~Within the plot, there are two clearly differentiated buildings:~• Main residence~• Auxiliary building beside the swimming pool, currently arranged as a storage area, changing room, and exterior bathroom~~The main house, comfortable and functional thanks to its single-storey layout, comprises:~• 4 spacious bedrooms~• Cosy living room with fireplace~• Independent kitchen~• Fully fitted bathroom with walk-in shower~• Outdoor porches ideal for family gatherings, outdoor dining, or simply enjoying the peaceful surroundings~~One of the property's greatest highlights is its fantastic swimming pool area. It includes a filtration system and can be filled using the property's own water supply. The entire perimeter is fully tiled, creating the perfect setting for a true chill-out area with outdoor seating, sun loungers, barbecue, or alfresco dining space.~~In addition, next to

the entrance there is ample room to comfortably park between 6 and 7 vehicles, as well as enough space to add a wooden guest house, guest accommodation, or additional leisure areas, further increasing the property's potential.~~Access to the estate is especially convenient, located just 90 metres from the main road and close to amenities such as Restaurante El Portazgo.~~A property that is difficult to match in terms of location, size, and possibilities, perfect both as a permanent residence, a highly comfortable second home, or a private retreat surrounded by nature just minutes from Jaén city centre.~~If you are looking for a truly distinctive estate with privacy, swimming pool, land, and the reassurance of investing in a fully legalised urban property, do not miss this opportunity — contact us today to arrange your viewing.

## property details

Spanishstate id:	<b>6286106</b>
reference::	<b>13509-MLN</b>
close to/ located:	<b>La Guardia De Jaén</b>
region:	<b>Metropolitana De Jaén</b>
property type:	<b>villa</b>
rooms:	<b>4</b>
property surface:	<b>90 m2</b>
surface plot:	<b>866 m2</b>
price:	<b>€ 130.000</b>

## contact

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