

## 2 bedroom Country House for sale in Seron, Almería

79,000€



We are delighted to offer this pretty traditional Spanish house is situated next to the village church in Jauca Alta which has a cluster of neighbours, and 45 inhabitants. The village receives regular deliveries including BAKERY VAN, BOTTLED GAS, FISHMONGER, and GREENGROCERS, and is only 8 minutes drive to the village of El Hijate which has basic amenities and bars, and the larger town of Seron is just 19 minutes away. The larger town of Baza is 25 minutes by car. Seron has all amenities for day today living including a 24 hour medical centre. It is situated on the northern slopes of the Sierra de los Filabres. At an altitude of just over 800m, it is one of the few Almerian towns that provide a perfect balance of rural tourism and the chance to be immersed in local culture. For those who want to taste the typical delicacies of the local gastronomy in this area, there is a lot to sample. From traditional cured hams and meats, to more local dishes such as migas (fried bread with pork), gurullos con liebre (rabbit pasta), hormigos (potato and pork stew) and andrajos (a traditional Andalusian stew with vegetables and rabbit, hare or cod). Visitors can also satisfy their sweet tooth with hornazos (sweet pastries), mantecados carrasqueños (Christmas pastries) and leche frita (fried custard dumplings). The beaches of Mojacar, Garrucha, Vera Playa, San Juan de los Terreros and Aguilas are all no more than 90 minutes away, and the area is serviced by airports at Granada and Almeria, with Murcia International also being within commuting distance. The house has an attractive double fronted facade with a covered front terrace, an ideal place to sit and enjoy the beautiful mountain and countryside views. The front entrance door leads into the ENTRANCE HALL which has a room to either side at the front of the property an arch ahead leading into the KITCHEN which is fitted with modern units and has a Range style cooker. A door leads into the large UTILITY ROOM which has units complementing the kitchen, and a very useful WALK IN PANTRY/LARDER. Next to the kitchen is a BREAKFAST ROOM/OFFICE/BEDROOM. There are two further DOUBLE BEDROOMS both with ceiling fans, and a contemporary SHOWER ROOM which has a walk in double shower and wall heater. The comfortable LIVING ROOM has a feature stone fireplace with marble plinth which houses a wood burner. OUTSIDE, the front of the house is walled and gated and has a lovely private front terrace/courtyard with ample space for al fresco dining and sun beds. There is a large

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|-------------------------------|-----------------|---------------------------------|
| 2 bedrooms                    | 1 bathroom      | 103m <sup>2</sup> Build size    |
| 1,103m <sup>2</sup> Plot size | Ceiling Fans    | Charming Property               |
| Country Walks                 | Covered Terrace | Fireplace                       |
| Entrance Hall                 | Fitted Kitchen  | Furniture Negotiable            |
| Lounge                        | Lovely Views    | Private Garage                  |
| Quiet Location                | Security Grills | Short Drive To Bars/Restaurants |
| Short Drive To Shops          | Shower Room     | Storage Room                    |

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