

## 4 soverom Herregård til salgs i Arboleas, Almería





220.000€



A large traditional country house, over 150 years old, with lots of charm and original details with the possibility to expand the living space into the adjoining un-renovated barns. It is currently used as a family home with a large Yoga studio and holistic treatment room on the first floor. The large scale of the buildings (totaling 452m<sup>2</sup> plus a 31m<sup>2</sup> garage) offers the potential to run a business such as a retreat, small hotel or similar. The house has been sympathetically restored by the current owners and retains many original features such as the fabulous vaulted ceilings, internal doors and large windows and there is also typical Andalucian tiling to many of the rooms. The house is accessed by the original, large, carved double doors leading into a traditional style hallway with vaulted ceiling and half-tiled walls. Here you will find two of the spacious bedrooms, wonderfully light and airy due to the large shuttered windows recessed into the thick walls, both with the same feature ceiling. On from here is the large dining room with fabulous original glazed doors taking you into a cosy room with original fireplace and a wood-burning stove. Currently this is used as a breakfast room and to one corner there is a doorway giving access to the upper floor. Off the dining room there is a study and another double bedroom with large windows giving a fabulous views over the Almanzora valley. Also on this floor is a lounge, a fully fitted kitchen (that would benefit from some updating), a family bathroom and a separate utility room.

Additionally there is a room pre-plumbed to make into a shower room with provision for a shower, bidet and basin. The first floor begins with an open reception lounge with original architectural features and exposed wooden beams. The beam and cane pitched ceilings follow on into the large Yoga studio that is filled with natural light and has a very relaxing ambience. On this floor is another double bedroom that is currently used as a treatment room. This entire floor could be converted to provide 4 double bedrooms, bathroom and additional lounge if desired.

The structurally sound un-renovated barns consist of two very large rooms on the ground floor giving access onto a walled courtyard area, that could make a charming enclosed patio, and stairs leading to the first floor. Here there are two equally large rooms, ideal for more accommodation, storage or workshops.

- |   |   |  |
|---|---|--|
|  4 soverom                          |  1 baderom |  483m <sup>2</sup> Bygg størrelse |
|  1.284m <sup>2</sup> Tomtestørrelse | <input checked="" type="checkbox"/> Private Pool  | <input checked="" type="checkbox"/> Garage   |
| <input checked="" type="checkbox"/> Open Fireplace(s)   | <input checked="" type="checkbox"/> Water Deposit   | <input checked="" type="checkbox"/> Just Needs Updating  |
| <input checked="" type="checkbox"/> Water - Mains Connection  | <input checked="" type="checkbox"/> Mountain Views  | <input checked="" type="checkbox"/> Wood Burning Stove(s)  |
| <input checked="" type="checkbox"/> Parking Area  | <input checked="" type="checkbox"/> Close To All Amenities                                    | <input checked="" type="checkbox"/> Fruit Trees  |
| <input checked="" type="checkbox"/> Close To Village/Town   | <input checked="" type="checkbox"/> Immaculate Condition                                      | <input checked="" type="checkbox"/> Easily Maintained Garden   |
| <input checked="" type="checkbox"/> Utility Room  | <input checked="" type="checkbox"/> Electricity - Mains Connection                            | <input checked="" type="checkbox"/> Fitted Kitchen   |