

## 4 slaapkamer Landhuis Te koop in Alcolea, Almería

295.000€



### REDUCED
















This outstanding south facing property is located in the Natural Park of the Sierra Nevada in the region of Laujar de Andarax and Alcolea. It offers great potential for development, possibly rural tourism/accommodation.

The farm consists of approximately 45,000 m<sup>2</sup> land and 731m<sup>2</sup> constructed in various buildings. It can be accessed in two directions by tracks that are in good condition. Unusual for this area the farm has its own water supply via a well and permissions to irrigate 5 hectares of land.

In the wonderful grounds of the cortijo is a large swimming pool, surrounded by tiled terraces, perfect for sunbathing and entertaining. The pool is walled for extra privacy, has an outdoor shower and a purpose built pump/filtration room. A wooden pergola, situated in one corner of the terrace offers much needed shade during the hot summer days. The immediate area has many plants, shrubs and colourful flowers.

The detached single story main house, built around 2002, is 72m<sup>2</sup> plus a conservatory of 24m<sup>2</sup>. The conservatory has the advantage of large opening windows, allowing a lovely breeze in the summer but keeping the house warm during winter months.

Entrance to the property is through the conservatory into a bright, open plan kitchen/dining/living area with fitted log burner. The fully tiled kitchen has modern fitted floor and wall units, hob, extractor and fridge/freezer. Through an arch are located the two double bedrooms with wardrobes, and a family bathroom with a large walk-in shower. All rooms have air conditioning and heating installed.

- |  |   |   |
|--|---|---|
|  4 slaapkamers                       |  2 badkamers   |  731m <sup>2</sup> Bouwgrootte |
|  45.000m <sup>2</sup> Perceelgrootte |  Prive zwembad |  Lovely Pool Area              |
|  Private                             |  Outbuildings  |  Well                          |
|  Almond and Olive Groves             |  Vineyard      |  Fruit Trees                   |
|  Water Deposit                       |  Terraced Land |  Wine Cellar                   |