

## 5 soverom Herregård til salgs i Barrundia, Álava

480.000€












Nestled in the picturesque region of Etxebarri Urtupiña, Araba / Álava, this exquisite finca offers an unparalleled blend of rustic charm and modern convenience. Spanning a generous built area of approximately 580m<sup>2</sup>, this property is set on an expansive plot of 5,800m<sup>2</sup>, providing ample space and privacy. The finca is available exclusively through a sole agency, ensuring a streamlined and personalised purchasing experience. Only 10 minutes from Vitoria-Gasteiz.

The main house, covering around 400m<sup>2</sup>, boasts spacious bedrooms and a well-appointed bathroom, making it ideal for large families or those who enjoy hosting guests. The property is in good condition, offering a comfortable living environment with the added benefit of being near essential amenities. The country views from the finca are truly breathtaking, providing a serene backdrop to everyday life.

In addition to the main house, the property includes a duplex farm building of 180m<sup>2</sup>, offering versatile space that could be utilised for various purposes such as additional accommodation, storage, or even a hobby farm. The private garden surrounding the finca enhances its appeal, offering a tranquil outdoor space for relaxation and leisure activities.

The plot's classification as a 'developable' area presents a unique investment opportunity, with the potential to build two to three additional houses. This feature makes the finca not only a charming residence but also a promising investment for future development.

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|  5 soverom                          |  1 baderom         |  580m <sup>2</sup> Bygg størrelse |
|  5.800m <sup>2</sup> Tomtestørrelse |  South orientation |  Private garden                   |
|  Amenities near                     |  Country view      |  Good condition                   |