

## 5 soverom Herregård til salgs i Alora, Málaga

499.000€



\*\*\*Under offer\*\*\*Great opportunity to acquire a beautiful Andalucian country property with potential to generate an income, enjoying a semi-rural location, less than 5kms from all of the amenities of Álora pueblo On offer is a bright, spacious main house plus a 2nd house which the current owners successfully exploit for rural tourism accommodation The 2 houses, together with 2 private swimming pools, are set within a fully fenced and gated 4597 m2 fruit and nut grove Access is by a very quiet, tarmac, country road House 1; The main house is a bright spacious, stylish 3 or 4 bedroom, 2 bathroom family home offering a pleasing fusion of traditional and contemporary styles The accommodation extends to 240m2, including terraces, and is distributed over 2 levels The ground floor extends to 115m2 offering a welcoming reception room, an attractive, bright, galleried sitting room which hosts a woodburning stove, a fully fitted and equipped dining kitchen, a utility/ storeroom and a large shower room There is one further double aspect room on this level which is currently used as a sitting room/ study but could equally be exploited as a 4th bedroom There is also a very attractive, 24m2 covered terrace, ideal for " al fresco " dining An attractive staircase leads up from the galleried sitting room to the upper level which extends to 77m2 and hosts 3 double bedrooms and a family bathroom fitted with both a bathtub and a shower stall All 3 bedrooms enjoy aircon units and ceiling fans The spacious, double aspect Master bedroom is bright and airy and the remaining two bedrooms both benefit from independent access to a glorious 24m2 upper terrace which hosts fabulous views across the Andalucian countryside and also has steps down to the garden below There are various very attractive shady and sunny entertaining areas around the house in addition to the aforementioned terraces, including a very attractive courtyard garden and a larger than average 67m2 swimming pool House 2; Fully licensed and registered; the current owners have very successfully exploited this house for rural tourism since 2015 They will include the website / domain name / social media platforms which they have established as part of the sale, should the purchasers wish to continue offering accommodation to holiday guests The house extends to 84m2 and offers 2 bedrooms and 1 bathroom, a fully fitted modern kitchen equipped with electric hob and oven, fridge freezer and washing machine There is also a spacious double aspect

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|---|---|--|
| 5 soverom   | 3 bad   | 324m <sup>2</sup> Bygg størrelse                         |
| 4.597m <sup>2</sup> Tomtestørrelse                    | <input checked="" type="checkbox"/> Air Conditioning                | <input checked="" type="checkbox"/> Ceiling Fans         |
| <input checked="" type="checkbox"/> Covered Terrace   | <input checked="" type="checkbox"/> Fruit Trees                     | <input checked="" type="checkbox"/> Open Terrace/Patio   |
| <input checked="" type="checkbox"/> Mains Electricity | <input checked="" type="checkbox"/> Mains Water                     | <input checked="" type="checkbox"/> Parking Space        |
| <input checked="" type="checkbox"/> Quiet Location    | <input checked="" type="checkbox"/> Short Drive To Bars/Restaurants | <input checked="" type="checkbox"/> Short Drive To Shops |
| <input checked="" type="checkbox"/> Wifi Internet     |   |  |