

















## 4 soverom Herregård til salgs i Ardales, Málaga

800.000€



**Location, Location, Location** For sale this unique, very charming ecological Andalucian country estate. Located, with excellent access along a well maintained country track, just 6km from the Andalucian pueblo of Ardales and less than 10kms from the Malaga lake district and less than 1 hours drive from Málaga international airport, this property has been owned and cherished by the same family for, at least, 4 generations. Set within 181,300m<sup>2</sup> (45 acres) of productive, organic almond and olive groves, the cortijo style house and outbuildings have been very well maintained by the current owners, retaining lots of charming, traditional features but also offering comfortable, 21st century living. The main house, cottages and outbuildings extend to 608m<sup>2</sup> in total and are set around 3 sides of an expansive Andalucian patio or courtyard. The main farmhouse extends to 266 m<sup>2</sup> with accommodation distributed all on one level, offering 4 bedrooms, 2 bathrooms, a very attractive Andalucian style kitchen, separate "walk-in" pantry, and spacious lounge/ dining room which hosts a very efficient wood burning stove and enjoys access directly out onto a fabulous 150m<sup>2</sup> private terrace, ideal for "al fresco" dining and offering amazing, open views across the Andalucian countryside. In addition to the main house, there are various cottages and outbuildings situated around the central courtyard including a cottage which is currently used as an artist's studio but could equally be converted to provide a studio apartment, and various other outbuildings which are ripe for refurbishment to provide several units of guest accommodation. There is also a very large 69 m<sup>2</sup> garage /workshop, enjoying a high ceiling, which would be ideal for exploitation as a communal recreation area for house guests. There is also a swimming pool accessed from the central courtyard. The estate extends over a wide expanse of Andalucian countryside but there is an area of approx 3,000m<sup>2</sup> immediately around the house and outbuildings which hosts an established garden area planted out with a various trees and shrubs and there is also a very impressive kitchen garden offering a great variety of fruit trees, vegetables and herbs. The property enjoys lots of lovely outdoor entertaining areas including several private patios and a very attractive "era" stone threshing circle. The property is currently cherished as a private home but the expanse of relatively flat land and the extensive buildings, totally 608 m<sup>2</sup>, could offer great potential for a new owner to develop.

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|  4 soverom                            |  2 bad                 |  606m <sup>2</sup> Bygg størrelse |
|  181.300m <sup>2</sup> Tomtestørrelse |  BBQ                   |  Country/Mountain Views           |
|  Garage                               |  Good Motorway Access  |  Open Terrace/Patio               |
|  Internet Available                   |  Log Burner/Fireplace  |  Mature Gardens                   |
|  Outbuildings/Workshop                |  Private Swimming Pool |  Solar Energy                     |
|  Well Water                           |   |  |