

## 5 bedroom Townhouse for sale in Arboleas, Almería

99,000€



We are delighted to present this AMAZING and very rare opportunity to acquire an old Spanish Cortijo close to the centre of the popular town of Arboleas Your very own project in a super convenient location, close to shops, restaurants, bars, medical facilities and much more The beauty of this Cortijo is that it is perfectly liveable, so you can take time with the restoration going from room to room whilst still having a home to live in There is really no "right" way to describe this character property, simply because the configuration of the rooms and flexible layout allows you to really run wild with your imagination It has bags of charm, original features including wooden shutters, and is typically quirky - you will not be able to walk away from this Cortijo without a smile on your face and a brain buzzing with ideas from the potential this home has to offer Not to mention the fantastic investment it presents for the lucky buyer! Back to the description - I have described the Cortijo as a 5 bedroom, 1 bathroom property, but with 359 sqm of living space there is much more to explore So please take this description as my interpretation of the accommodation It all depends on your own needs and wants as to how you take advantage of the property to give you your little piece of Spain The property actually has 11 rooms in total plus the kitchen and shower room, along with part of the property which has been divided into rooms and is tiled, but apart from this it is a blank canvas As there is currently no internal access to this part of the house, it can be closed up if not needed, without interrupting the main residence The land in total is 885 sqm, of which 610 sqm is urban land giving ample space for a swimming pool to be installed GROUND FLOOR On entering the KITCHEN from the side door, it is fully fitted and has another external door leading out the other side of the Cortijo An INNER HALL is used as a convenient UTILITY AREA, being situated off the kitchen, and into a RECEPTION ROOM which has a brick fireplace so would make a lovely SNUG Or you could make the kitchen a large utility room, and make this room into the kitchen SHOWER ROOM with a double walk in shower 2 FURTHER RECEPTION ROOMS would be ideal as a LIVING ROOM and DINING ROOM A door leads from here into a BEDROOM which could easily be a study/office/gym/library There is another SITTING ROOM with double doors to the MASTER BEDROOM which has another door leading out into the GRAND HALL So in total the Ground Floor offers 6

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|-----------------------------|-------------------|------------------------------|
| 5 bedrooms                  | 1 bathroom        | 359m <sup>2</sup> Build size |
| 885m <sup>2</sup> Plot size | Charming Property | Close to all Amenities       |
| Close to Bars/Restaurants   | Country Walks     | Fireplace                    |

Property marketed by The Property Group

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Spacious Accommodation