

Ref: APA502

Price: 585,000€



 **Country Property**

 **Alora**

 **4**

 **4**

 **314m² Build Size**

 **20,000m² Plot Size**

 **Pool: Yes**

 **Terrace: Yes**

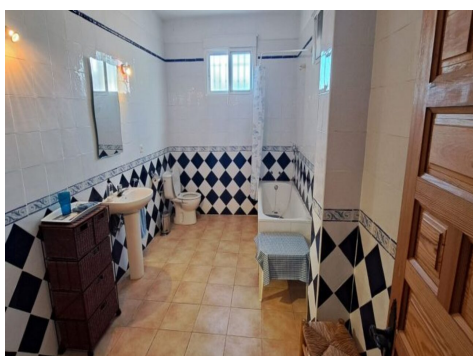
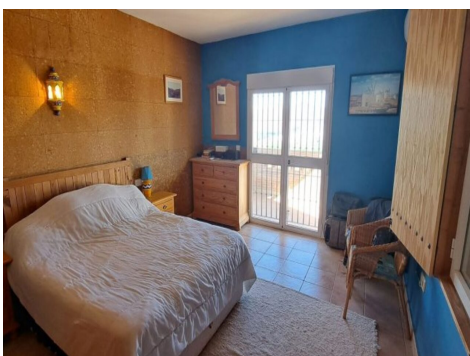
 **Parking: Yes**

Wow ! Location! Location! Location!

This 4 bedroom, 4 bathroom country villa is located in the popular country area known as "Canca" just 5 minutes drive and within walking distance to all of the amenities of Alora pueblo.

Set within a fully fenced plot of 20,000m2 the property enjoys a gently elevated position hosting fabulous views across the Andalucian countryside and to Álor castle.

The accommodation extends to 314m2 distributed over two levels.





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The ground floor offers a spacious living room, a kitchen, 2 double bedrooms with ensuite bathrooms and access to a pretty covered terrace.

The upper level offers 2 further double bedrooms with ensuite bathrooms and allows access to further upper terraces.

This property has been designed to take best advantage of its lovely elevated position hosting various sunny and shady outside entertaining areas, all of them enjoying fabulous views.

There is a quality built swimming pool and sunbathing area.

The large garden area around the house has been landscaped around two feature " eras" (antique stone threshing circles) which have been beautifully restored by the current owner and incorporate parking for several vehicles.

The rest of the land is planted out with olive and almond trees.

This property was built approx 20 years ago and holds the coveted Licence of 1st Occupation.

Mains drinking water, electricity and Internet are connected.

Although currently enjoyed as a luxury family holiday home, the distribution of the property, with the accommodation on the upper floor benefiting from independent access, offers the possibility of exploiting this property as a rural tourism business.

We offer 3 mortgage pre-approvals (in your own language), all within 24 hours...

Our clients bank had approved a 60% Loan-to-Value but unfortunately it was just not enough.

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Our colleagues took on the case and achieved the required 70% LTV with the same bank.

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