


Ref: 16703

Price: 24,900€



-  **Village House**
-  **Fuensanta De Martos**
-  **2**
-  **51m<sup>2</sup> Build Size**
-  **100m<sup>2</sup> Plot Size**
-  **Pool: Yes**
-  **Parking: Yes**
-  **Shops: 2 Minutes**

Located in the traditional village of Fuensanta de Martos in the province of Jaén, this property offers a multi-structure renovation opportunity in rural Andalusia.

The property comprises two adjoining village houses (approximately 50 m<sup>2</sup> each) together with two additional garden buildings (approximately 8 m<sup>2</sup> each), creating four existing structures in total.

Behind the houses are two unusually long private gardens, each with its own outbuilding at the far end. This layout provides excellent potential for redevelopment into multiple living spaces, guest accommodation, or a small rur... (Ask for More Details!)





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### Property Overview

The property includes four independent structures:

- House 1: approx. 50 m<sup>2</sup>
- House 2: approx. 50 m<sup>2</sup>
- Garden building 1: approx. 8 m<sup>2</sup>
- Garden building 2: approx. 8 m<sup>2</sup>

Both houses are situated side-by-side on Calle Alta and each benefits from its own long private garden, a feature rarely found in traditional Andalusian village houses. Each have their own title deed.

At the end of each garden stands a small additional structure which is believed to be an existing registered building ("grandfathered"). This may allow extension or conversion subject to local planning approval.

### Renovation Project

The houses have been unoccupied for approximately 15 years and now require full restoration.

Parts of the rear roof structures have already collapsed due to age and weather exposure, opening sections of the property to the sky and creating a genuine back-to-structure redevelopment opportunity.

This allows the new owner to redesign and modernise the layout while restoring traditional Andalusian architecture.

### Development Potential

Because the property already contains four separate structures, there are many possibilities including:

- two private homes with gardens
- main residence plus guest accommodation
- holiday rental units
- artist studios or workspaces
- small rural guesthouse project
- multi-family living or relocation property

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