

Ref: APA351

Price: 595,000€



 **Country Property**

 **Alora**

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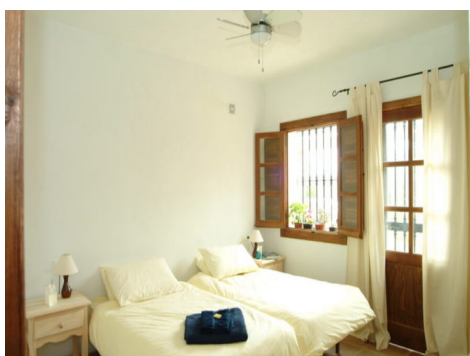
 **310m² Build Size**

 **36,000m² Plot Size**

 **Pool: Yes**

Unique opportunity to invest in an Andalusian country estate, offering both a beautiful traditional and substantial home complete with business, located just 5 minutes drive from Álora pueblo and just 40 minutes drive from Málaga city and international airport. Álora has recently been officially classified as being a town of special tourist interest, partly due to the amazing success of the famous "Caminito del Rey" which has attracted an influx of rural tourists to the area since 2015.

On offer, are 36.000 m2 of irrigated land, together with a newly renovated traditional 19th century c...(Ask for More Details!)





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On offer, are 36.000 m2 of irrigated land, together with a newly renovated traditional 19th century cortijo farmhouse and a separate guest cottage.

The land extends to 36.000 m2 immediately around the farmhouse; planted out with 300 productive olive trees, some almond trees and various fruit trees, including citrus, pecan nuts, pomegranates, fig trees and also there are also several ancient oak trees.

The renovation of the main house has been carried out to a high standard, retaining some traditional features including antique wooden doors and beamed ceilings.

The accommodation extends to more than 200m2 and is distributed over 2 levels.

One enters through a charming, partly covered courtyard into an open plan kitchen/living/dining room. There is a spacious utility room off of the kitchen. A spacious studio with a shower room completes the main living accommodation on this level.

The studio can be accessed from the main house but also has access directly from the courtyard and would therefore be ideal for exploitation for "Bed & Breakfast", rural tourism.

A staircase leads from the sitting room area to the 1st floor which hosts a Master suite offering a spacious sleeping area, an office area enjoying access out onto a lovely private terrace hosting views across the valley to La Huma and El Torcal national parks, a large "walk-in" dressing room and a bathroom.

There is a further double bedroom and shower room on this level which can also be accessed by an external staircase, offering further flexibility of accommodation.

The single storey, 110m2, guest cottage was built in 2004 and offers an open plan living room/kitchen/dining room, 2 double bedrooms and 2 bathrooms. There is a chimney with wood burning stove which has a venting system which provides central heating throughout the cottage.

The cottage is designed to provide accommodation to people with mobility issues, offering ramp access and wide doorways into all of the rooms and it is fully licenced for exploitation for rural tourism accommodation (Licence Number VTAR MA 01267). The owner can provide details of income for this activity.

There is a formal garden area around the main house and guest cottage, planted out with various trees and shrubs, offering several sunny and shady entertaining areas and hosting a quality built 8m x 4m swimming pool.

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All of the new building and refurbishment work has been carried out with licences issued by the local