

Ref: APA383

Price: 275,000€



 **Country Property**

 **Alora**

 **5**

 **3**

 **230m<sup>2</sup> Build Size**

 **15,000m<sup>2</sup> Plot Size**

 **Pool: Yes**

 **Terrace: Yes**

 **Parking: Yes**

Located within 15,000m<sup>2</sup> of olive and almond groves and just 5 minutes drive from all of the amenities of the nearest village of Cerralba in Pizarra, this charming country retreat comprises of a traditional 4 bedroom former Spanish farmhouse and a 1 bedroom guest cottage, all nestled within established gardens.

The accommodation in the main house extends to 190m<sup>2</sup> and is distributed over two floors.

At lower garden level one enters via a covered terrace into a welcoming reception room which hosts a fireplace and attractive beamed ceiling. Adjoining this room is a room currently used as a... (Ask for More Details!)





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The accommodation in the main house extends to 190m<sup>2</sup> and is distributed over two floors.

At lower garden level one enters via a covered terrace into a welcoming reception room which hosts a fireplace and attractive beamed ceiling. Adjoining this room is a room currently used as a study but, equally, could be used as a fourth bedroom. Two beautiful old farmhouse doors lead through from the reception room to an open plan kitchen and dining room. From the dining room one can access a very spacious bright room which enjoys direct access on to a large terrace and further to the swimming pool area.

The upper floor of the main house can be accessed by an internal staircase but also enjoys access from upper garden level and offers three double bedrooms and a bathroom.

There is also a very attractive "landing / gallery area" which could be exploited for various uses such as an office or library area.

A spiral staircase leads from a corner of this gallery area to a fabulous solarium which hosts magnificent views across the Andalucian countryside.

The guest cottage extends to approx 40m<sup>2</sup> and offers a kitchen /dining room and a sleeping/living room with adjoining shower room.

Between the main house and the guest cottage there are various outbuildings including a utility room featuring a rustic bread oven and a "wet" room and a workshop/storeroom.

This property has been the family home of a botanist for the last 3 decades and the established gardens can only be described as "enchanting" hosting an extensive variety of plants, shrubs and trees, including many rare species.

There are various sunny and shady outdoor entertaining areas including a BBQ area and a sunbathing area around the quality built swimming pool and also lots of little "secret corners" throughout the garden.

Although the property is currently habitable and exudes a certain charm of an established and much loved property, it could benefit from some upgrading and this has been taken into consideration when setting the asking price.

The property enjoys the amenities of mains electricity and high speed internet. Water is provided from a bore hole which is shared with a neighbouring property.

Access is by tarmac, quiet country road until the final 200 metres which is via a well maintained country track.

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