

Ref: APA395

Price: 159,750€



 **Country House**

 **Alora**

 **374m² Build Size**

 **41,350m² Plot Size**

 **Pool: Yes**

 **Parking: Yes**

This property enjoys an enviable location in the Andalucian countryside just 10 minutes drive from Álora pueblo, with excellent access directly off of a tarmac country road.

The property comprises of more than 4 hectares (41,350m2) of relatively flat land within which is located a traditional farmhouse and outbuildings with a total build size of 374m2.





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Of the land, 7.200m<sup>2</sup> is classified as irrigated and planted out with citrus trees, 8,276 m<sup>2</sup> olive grove and the remainder of the land is pasture.

The house and outbuildings, although currently inhabited, do require modernisation but offer fabulous potential either for refurbishment to provide a spacious family home, an equestrian property or perhaps for provision of rural tourism accommodation.

The farmhouse offers accommodation over 2 levels; 141m<sup>2</sup> on the ground floor and 50m<sup>2</sup> on the upper floor and the attached outbuilding extends to 183m<sup>2</sup>.

They are built around a very charming ,traditional, Andalucian courtyard or patio.

In addition there are various other small outbuildings such as a chicken coop and hay shed.

There is also a pretty garden area close to the house, hosting a variety of colourful plants and shrubs and and hosting a a prefabricated 7,5m x 3,5m<sup>2</sup> swimming pool.

Mains electricity, drinking water and irrigation water are connected.

This property offers an excellent renovation project at a competitive price.

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