

**Ref: Finca Extraordinaire**

**Price: 1,200,000€**



 **House - Finca - Cortijo**

 **Casares**

 **4**

 **1**

 **2,000m² Build Size**

 **72,000m² Plot Size**

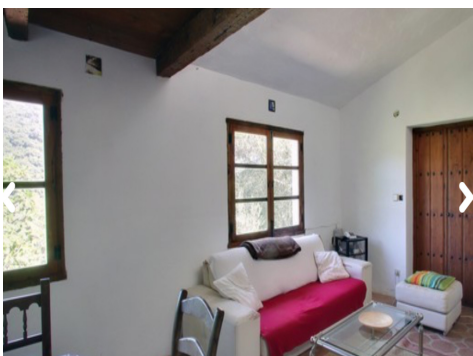
 **Pool: Yes**

 **Parking: Yes**

 **Beach: 30 Minutes**

 **Airport: 25 Minutes**

Magnificent Cortijo of 7.2 hectares located in Casares, La Celima area. It has various buildings, comprising of country houses and workshops, stables for horses and so much more. It is very secluded and private, requires renovation on some of the buildings. The main house and apartment suite have been partially renovated and have adequate living areas. Approximately 25 minutes drive from the Coast and the Beaches of Estepona, Manilva and Casares. Un-Rivalled opportunity to own a superb Cortijo in the heart of nature.





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- 1) The property consists of 72.110 m2 of land on 2 land registry deeds.
- 2) It has more than 2.000 m2 built in various buildings, the building work stopped in 1994, as the owner decided to move to another area, his family grew up and moved back to their home country.
- 3) The property has no AFO or legal paperwork for the buildings, when the building work began back in the mid 70's it wasn't required, however the Town hall of Casares are now aware of the current buildings. It is necessary to get a topographer and an architect to draw up plans to legalise the property at the town hall.
- 4) After meetings with the town hall the current property can be fully legalised to obtain an AFO if necessary.
- 5) The property is in process of being registered at the land registry due to an inheritance deed which has been completed.
- 6) The property has mains drinking water supplied from acosol.es, internet access via 4G Wifi (Movstar) and mains Electricity. It did have a fixed telephone line but is not currently working.
- 7) There is a large tank to be filled with water for reserve (alberca), it is 6 metres deep.
- 8) A smaller alberca used as the swimming pool and a natural spring and well.
- 9) The main house (countryside villa with kitchen, 4 double bedrooms, living dining room, WC, and bathroom with bath).
- 10) It has an area for chickens, rabbits, etc.
- 11) It has a large flat area (paddock) for horse breeding or to hold events with a natural stone stage area)
- 12) It has a social club house, restaurant area (to be completed) with stables on ground level.
- 13) It is very secluded and extremely private with stunning views to the mountain of Sierra Bermeja and Monte del Duque, open panoramic views of the Coastline from the higher parts of the finca.
- 14) Road access is fairly good except for the last km which needs repairing, an estimate has been made.
- 15) The access is guaranteed and recognised by the Junta de Andalucia.

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