



# Almeria Homes



## **Cortijo Yucca - AH-12275**

Country House for sale in Arboleas

€68,000 — £57,202

Type: Country House / Detached

Condition: For Renovation

Bedrooms: 4

Bathrooms: 1

Floor area: 236 m<sup>2</sup>

Land area: 1,181 m<sup>2</sup>

Water: Connected

Electricity: Connected

Telephone: Possible to connect

A real bargain! Charming and independent, 2 storey country house, with land and several rooms, to reform, in an area on the outskirts of Arboleas, in the province of Almeria.

This beautiful country house, is located in a lovely quiet area with incredible views and close to a restaurant.

From the road is a paved access leading to the front of the property. To the front of the house, there is a large terrace, ideal for enjoying sunny days. The front door opens to an entrance hall where there are two well sized bedrooms to either side. An archway leads into the kitchen with a traditional open fireplace, to the left is the third large bedroom and to the right is the family bathroom. From the kitchen some stairs lead to the first floor where there are several rooms, which could be divided into a living room, another family bathroom and 3 bedrooms, one large enough to make an en-suite bathroom and a large terrace where you can enjoy the beautiful views over the surrounding mountain ranges.

Next to the main door there is another door where there are two large rooms, one with a fireplace and small kitchen and the other serves as a storage area. This area would be ideal to make a separate apartment.

The property is in good condition, you would be able to live in the house whilst it is being renovated. The roof is in perfect condition.

It is located about 15 minutes by car from the picturesque town of Arboleas, with all the necessary services and about 40 minutes from the coast.