



# Almeria Homes



## Casa Pianta - IX-12605

Village House for sale in Higueral

€99,000 — £83,922

Type: Village House / Terraced

Condition: Resale

Bedrooms: 5

Bathrooms: 2

Floor area: 638 m<sup>2</sup>

Land area: 594 m<sup>2</sup>

Water: Connected

Electricity: Connected

Telephone: Possible to connect

Presenting this charming 2-storey townhouse with a garage and garden, offering a delightful blend of traditional Andalusian architecture and modern comforts. Retaining its original character, including high ceilings and doors dating back a century, this property exudes timeless charm.

The ground floor of the house is in impeccable condition, featuring a well-appointed layout. As you step into the hall, you're greeted by a welcoming ambiance. To the left lies the spacious living room, complete with a cosy fireplace, perfect for relaxing evenings. Adjacent to the living room is a bright and airy kitchen, also boasting its own fireplace, along with a pantry for added convenience. Continuing through, you'll find a dining room leading to an office space, as well as a bedroom with an ensuite bathroom. Additionally, the hall provides access to another bathroom and four double bedrooms, offering ample space for family and guests.

Descending a few steps from the kitchen, you'll discover a storage room on the left, and on the right, another room leading out to the expansive patio garden adorned with magnificent trees. With the land designated as urban, there's endless potential to customize the garden to your liking, whether it's adding a pool or creating a tranquil oasis. Accessible from the garden, the spacious garage accommodates at least four vehicles comfortably.

At the front of the house, a charming terrace spanning 6 x 4 square meters welcomes you to the main entrance. With its excellent condition, this property is not only ideal for comfortable living but also presents an opportunity to transform into a captivating rural retreat for tourist use.

Nestled in the quaint town of Higueral, situated on the right bank of the Almanzora Valley and nestled at the foot of the mountain, this property enjoys abundant sunshine year-round. The climate offers cool, pleasant nights during summer and warm, enjoyable days in winter. Higueral boasts essential amenities such as a shop, medical center, bar, bakery, and a municipal swimming pool, ensuring convenience for daily living. Just a 10-minute drive away lies Tijola, where you'll find an array of additional services, including a 24-hour medical center, schools, shops, restaurants, and sports facilities, along with a bustling weekly market every Saturday.

Don't miss the opportunity to make this delightful property in Higueral your new home or idyllic rural retreat. Contact us today to arrange a viewing and discover the endless possibilities it offers.