



# Almeria Homes



## Cortijo Esparragal - AH-13279

Country House for sale in Arboleas

€199,995 — £169,536

Type: Country House / Semi-Detached

Condition: Renovated

Bedrooms: 7

Bathrooms: 1

Floor area: 300 m<sup>2</sup>

Land area: 3,032 m<sup>2</sup>

Water: Connected

Electricity: Connected

Telephone: Possible to connect

Outstanding views

Large plot

Fruit trees

Olive trees

New kitchen

Ideal for B&B

Beautiful large 7 bedroom property set in a lovely location with a large plot and fantastic views over the surrounding mountain ranges.

This semi detached Spanish property is situated only a 5 minute drive or a 20-30 minute walk (2.5kms) from the village of Arboleas offering all of the necessary amenities for a day to day life. The larger market town of Albox is just a 10 minute drive (5kms) from the property. The coastal resorts of Vera Playa & Mojácar Plara are between a 35-45 minute drive and the nearest airport is just an hour's drive.

To the front of the property there is a marble paved terrace offering ample space for seating, relaxing and outdoor dining whilst enjoying the stunning views over the surrounding mountain ranges. There is also space for parking as well as a garage and some outbuildings. From the terrace steps lead down to a lovely garden area laid to gravel and planted with mature trees including productive orange trees. This then gives way to an area which was prepared to have horses with an electric fence and shelter and the current owners have all of the licenses in place to have horses. After the horse area is a large plot planted with mature productive olive trees. The remainder of the land is situated behind the property and this is planted with a variety of fruit trees including lemon, orange and mandarin. There is ample space for a pool if you require a pool and the licenses would be approved by the town hall.

The front door opens into a lovely bright and airy dining room with a ceiling fan. From here an archway leads through to a well sized recently updated kitchen. From the kitchen a door opens into a spacious lounge with a traditional open fireplace and a door leading out to a courtyard. Off the kitchen is also a modern bathroom with a walk in shower. The kitchen then gives way to the staircase leading to the first floor on one side and on the other side a door opens into a large hall which gives way to four bedrooms and from here you have a separate access to the front terrace. Back in the kitchen the staircase leads up to a landing on the first floor with a door on the right opening into a bedroom. The landing then gives way to a living area with a door out to a lovely roof terrace offering fantastic views. The master bedroom is on the first floor and this is a very large room which benefits from an adjoining room which could be converted to create an en-suite or walk in wardrobe.

This is an ideal property for those looking to integrate themselves completely into the Spanish culture and lifestyle. At the current asking price this property is most definitely worth visiting.