



# Almeria Homes



## **Cortijo Victoria - AH-13721**

Country House for sale in Oria

€74,995 — £64,773

Type: Country House / Detached

Condition: For Renovation

Bedrooms: 4

Bathrooms: 1

Floor area: 255 m<sup>2</sup>

Land area: 1,500 m<sup>2</sup>

Water: Connected

Electricity: Connected

Telephone: Possible to connect

Furnished: No

Fantastic views

Garden

Stone retaining wall

Storage rooms

Potential for annex

Large rooms

Great price

Introducing this charming country house nestled in the tranquil surroundings of the Oria area, offering a blank canvas for renovation and customization to create your dream Spanish retreat.

This detached property sits on a generous plot of approx. 1,500m<sup>2</sup>. Please keep in mind most of the land is on a hill so you couldn't use all of the land. Although in need of renovation, the house boasts a floor area of approx. 255m<sup>2</sup>, with four bedrooms and one bathroom.

Upon entering, you are greeted by a hall with a door on the right opening into a potential living room, and a door on the right into a bedroom. The hallway leads to a kitchen with an open fire, adjacent to which are a single bedroom and a double bedroom with an en-suite. A staircase from the single bedroom provides access to two large rooms on the first floor, offering potential for additional living space.

Externally, the property features a small storage room on the right side of the house and a large storage room split into two parts at the back, which could be converted into a garage or further living space. Additionally, there is a building at the rear, previously used as a bar / party room, offering scope for conversion into a self-contained apartment or other purposes. The roof of this building has been recently sealed to prevent water ingress.

Notably, the seller has invested in a stunning marble rock retaining wall, enhancing the property's exterior. The flat area to the front of the house provides parking space or potential for a garden and above-ground pool, boasting fantastic views. Further land to the rear and side, as well as below the main stone wall, offers the opportunity to create a multi-level garden with diverse aspects.

Conveniently located in the Rambla de Oria area, just a minute's drive or a four-minute walk (250 meters) from a bar-restaurant, the property enjoys easy access to essential amenities. The town of Oria is a short 10-minute drive away (8.5kms), offering further amenities for day-to-day living, while the larger town of Albox is reachable within 16 minutes (12.5kms).

While the property requires renovation, it is structurally sound, presenting an exciting opportunity to tailor the space to your preferences and create your very own Spanish haven. Don't miss the chance to make this property in Oria your own piece of paradise in Spain!

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