



# Almeria Homes



## **Finca Rosaleda - AH-13755**

Villa for sale in Lucar

€360,000 — £301,194

Type: Villa / Detached

Condition: Resale

Bedrooms: 3

Bathrooms: 2

Floor area: 510 m<sup>2</sup>

Land area: 40.0 hectares

Private pool

Water: Connected

Electricity: Alternative installed

Telephone: Possible to connect

Outstanding views

Huge plot

Horse stables

Large car port

Very large store room

Swimming pool

Nestled in the picturesque Lucar area, this detached villa offers an extraordinary opportunity for those seeking a spacious retreat with outstanding views and vast land. Set on an expansive 40-hectare plot adorned with almond and olive trees, this property is ideal for horse enthusiasts or anyone desiring ample space and tranquility.

Currently configured as a one-bedroom, one-bathroom home, the villa boasts a well-sized living and dining room featuring a cosy fireplace. The fitted kitchen is practical and convenient, while the large master bedroom includes an en-suite bathroom. Double doors from the living area lead out to a wrap-around sun terrace, perfect for relaxing and taking in the stunning surroundings. Additionally, a staircase ascends to the roof terrace, offering even more breathtaking views.

The property includes significant outbuildings, such as 400 m<sup>2</sup> horse stables, making it an ideal home for equestrians. There is also a very large store room and a spacious carport, ensuring plenty of storage and parking space.

A standout feature of this villa is the 8.5 x 30 m swimming pool, which needs to be fully renovated. The pool area promises to be a highlight of the property, perfect for entertaining or enjoying quiet, sunny days.

The villa also holds potential for expansion. The current garage downstairs can be converted into two or three additional bedrooms and a bathroom, allowing for greater accommodation options.

Water is no issue, as the property is connected to mains water and benefits from its own source, yielding a generous 6 litres per second. While electricity is currently supplied via a large generator, there is the possibility to connect to the mains or you could install a solar system.

Located just a three-minute drive (1.5 km) from the quaint village of Lucar and 11 minutes (7.5 km) from the larger town of Tijola, all necessary amenities are within easy reach. Tijola offers a range of shops, restaurants, and services, ensuring convenience while maintaining the peaceful rural setting of the villa.

This property represents a unique blend of vast outdoor space and proximity to local amenities, making it an ideal choice for those looking to embrace the serene Spanish countryside.

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