



# Almeria Homes



## **Cortijo Hugo - AH-13901**

Country House for sale in Albox

€49,995 — £42,932

Type: Country House / Detached

Condition: Complete Ruin

Bedrooms: 2

Bathrooms: 1

Floor area: 301 m<sup>2</sup>

Land area: 3.5 hectares

Water: Possible to connect

Electricity: Possible to connect

Telephone: No

Furnished: No

Renovation project

Isolated location

Large plot

Fantastic views

Water well

This large country house, currently in a ruinous state, presents an exciting renovation project, set across two floors on a spacious plot. The ground floor spans approx. 205.4m<sup>2</sup> and previously comprised a living room, kitchen, cave room, two bedrooms, bathroom, two animal rooms, and a storage room. The first floor, covering approx. 96.3m<sup>2</sup>, originally comprised four rooms that were used for animals and drying meats.

The property is in need of a full renovation or could be demolished and rebuilt, depending on the buyer's preference. According to the town hall in Albox, renovation is permitted with the completion of an FO certificate, after which a license to rebuild or renovate can be granted. This would have to be paid for by the buyer (this can be arranged by your solicitor so it's very simple). Buyers are advised to consult their solicitor for further confirmation of these details.

The house is located on a large plot, some of which is flat, providing ample space for potential landscaping, above ground pool etc. Access to the property is via an 850-metre dirt track, which will require maintenance, though local farmers and machine operators can assist with this if required. The track does require a 4x4.

Situated just 11km, or a 15-minute drive, from the town of Albox, this property offers a tranquil rural setting while still being within reach of all essential amenities.

Electricity runs to the front of the property and can be connected, while water is currently sourced from an old well, with mains water possibly available nearby (though this would need to be verified).

This is an ideal opportunity for anyone looking to create a bespoke rural retreat in the Spanish countryside.