



# Almeria Homes



## **Cortijo Retreat - AH-14113**

Country House for sale in Oria

€37,500 — £31,417

Type: Country House / Detached

Condition: Resale

Bedrooms: 1

Floor area: 96 m<sup>2</sup>

Land area: 4,149 m<sup>2</sup>

Space for pool

Water: Possible to connect

Electricity: Alternative necessary

Telephone: Possible to connect

Furnished: No

Quiet & peaceful location

Large roof terrace

Impressive mountain views

Flat usable land

Currently off grid

10 minutes from Oria town

Exclusively presented by Almeria Homes - Nestled in the tranquil countryside of Oria, this charming country house presents a unique opportunity for those seeking serenity and seclusion. Set on an expansive plot of approx. 4149m<sup>2</sup>, this detached property offers a peaceful retreat from the hustle and bustle of modern life.

The property, ideal for renovation, boasts a floor area of approx. 96m<sup>2</sup> and currently features one bedroom, with the potential to expand into a cosy 1 or 2-bedroom home. Structurally sound yet in need of refurbishment, this blank canvas allows for customisation to create a comfortable living space tailored to your preferences.

Surrounded by stunning panoramic views and enveloped in tranquillity, this countryside property offers ample outdoor space with sections cultivated with fruit and olive trees (needing maintenance). By the property there is a bit of garden which is walled and gated and there is also a large roof terrace split in 2 sections offering great views.

Inside of the property: Garage doors open into a large room with double glazed windows and there was a wood burner but it has been removed (this could be a living-dining room). Directly off this room there is a room which could be a bedroom with a staircase leading up to a small area which could be for storage as it isn't very tall. On the right of the first room there is a room which could be used as a kitchen and this had a wood burner before but it has been removed. Off here is a small space which could be a utility area and then gives to the garden.

Perfect for those looking to embrace off-grid living, the property does not currently have electricity or water connections but offers options for solar power or mains connection at the buyer's discretion. Additionally, access to mains water or shares in the nearby irrigation system are feasible alternatives. Access to the property is via rambla (dry river bed).

Ideally suited for nature lovers, birdwatchers, animal enthusiasts or individuals interested in astronomy, this property caters to varied interests within a serene environment. Situated just a short drive away from Oria town (7.2kms) and Albox town (19.3kms), where essential amenities can be found including shops, restaurants and recreational facilities.

Don't miss out on this exceptional opportunity to craft your dream countryside escape in the heart of Almeria's picturesque landscapes.

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