



# Almeria Homes



## **Cortijo Azul - AH-14123**

Country House for sale in Oria

€25,000 — £21,030

Type: Country House / Terraced

Condition: Part Renovated

Bedrooms: 2

Bathrooms: 1

Land area: 202 m<sup>2</sup>

Water: Ready for connection

Electricity: Ready for connection

Telephone: Possible to connect

Furnished: No

Renovation project

Lovely views

Set on two floors

Partly renovated

Parking space

Small garden

Set in the charming Almeria province this terraced country house offers a unique opportunity for those seeking a renovation project amidst picturesque Spanish countryside. Nestled in the tranquil hamlet of La Ermita by the scenic Rambla de Oria, this two-bedroom, one-bathroom property presents a blend of rustic charm and investment potential.

Partly renovated, this property stands as a blank canvas for creative transformation. With water and electricity connections available, reconnection in the new buyer's name is a straightforward process. Spread across two floors, the ground level currently features a comfortable living room/kitchen area, an unfinished shower room, a bedroom, and a hallway. On the first floor there is another bedroom.

Outside, though small in size, the front garden offers scope for crafting an idyllic seating area with sweeping panoramic views as your backdrop. Separated by a tarmac road lies additional land hosting an outbuilding or garage which could easily be repurposed into parking space or transformed into a useful storage area.

Conveniently located within walking distance from a bar-restaurant (850 meters) and only a short 10-minute drive from Oria town (7.8kms) where further conveniences can be found. Enjoy the tranquillity of rural living while still having access to all necessities nearby.