



# Almeria Homes



## **Cortijo Royale - AH-14511**

Country House for sale in Albox

€149,950 — £129,512

Type: Country House / Detached

Condition: Resale

Bedrooms: 7

Bathrooms: 2

Floor area: 130 m<sup>2</sup>

Land area: 3,360 m<sup>2</sup>

Water: Connected

Electricity: Connected

Telephone: Yes

Furnished: No

B&B business

Large family home

Large parking area

Sun terrace

Land with fruit trees

Nestled in the enchanting region of Albox, within the picturesque province of Almeria, lies a remarkable Country House that exudes charm and potential. This expansive property sits on a generous plot of approx. 3360m<sup>2</sup>, offering ample space for various opportunities.

The country house, boasting a floor area of approx. 130m<sup>2</sup>, features a unique layout divided into three distinct sections. With 7 bedrooms and 2 bathrooms spread across the property, it presents an array of possibilities to its prospective owners. The versatile design allows for flexible use: from creating a splendid Bed & Breakfast business to transforming it into a spacious family home, the potential is truly boundless.

Upon arrival, you are greeted by a large parking area and a sun terrace that invites residents to bask in the glorious Spanish sunshine. Wander through the grounds to discover fruit trees dotting the landscape, adding a touch of natural beauty to the surroundings. Further exploration leads to additional land on a lower level that hosts abundant olive trees, enhancing the rustic charm of this idyllic setting.

Each section of the property offers its own unique character and living spaces. House 1 beckons with a garage/living room and shower room downstairs, while upstairs unveils a well-appointed double bedroom with fitted wardrobes, an open-plan kitchen, and the potential for an additional living area complete with a wood burner. House 2 impresses with its ground floor garage leading into an expansive living room/kitchen combo. Ascend to find three spacious double bedrooms, along with a convenient shower room featuring toilet and basin facilities. Meanwhile, House 3 awaits transformation with an empty room boasting ample space for either a living room or potential open-plan kitchen/dining room equipped with its own wood burner. Whilst upstairs provides you with 3 spacious bedrooms and a empty shower room ready to be transformed.

Conveniently located just a 3-minute drive (1.5km) or a 20-minute walk from Albox town centre, this property ensures easy access to all essential amenities including local bars/restaurants and supermarkets. Embrace the serene lifestyle offered by this tranquil retreat while still being within reach of urban conveniences.

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