



# Almeria Homes



## **Cortijo Palmas - AH-14714**

Country House for sale in Cantoria

€250,000 — £214,300

Type: Country House / Detached

Condition: Resale

Bedrooms: 4

Bathrooms: 2

Floor area: 280 m<sup>2</sup>

Land area: 1,435 m<sup>2</sup>

Space for pool

Water: Connected

Electricity: Connected

Telephone: Yes

Furnished: Part Furnished

We are delighted to present a spectacular reformed cortijo with a large plot, Nave just a few minutes drive to the village of Cantoría. Almeria and a few minutes walk to a well known bar. This charming reformed cortijo combines rustic style with a large plot of land multiple possibilities for its use. Located in a quiet and easily accessible area, it has a plot of more than 1.000 m<sup>2</sup> fully fenced, guaranteeing privacy and security.

The cortijo has two entrances, one from the main porch and the other from the back. It has a large covered porch, ideal for outdoor dining or relaxing moments. Its plot offers enough space to develop different activities, it has a garden area or orchard, with vegetation and trees already established. A traditional wood-fired oven, perfect for lovers of rustic cooking. At the back there is a tool shed, ideal for

Nestled in the picturesque province of Almeria, just a stone's throw away from the charming town of Cantoria, lies a truly exceptional property awaiting its next discerning owner. This stunning country house, a lovingly reformed cortijo, boasts an impressive plot of approx. 1435 square metres and a spacious floor area of approx. spanning 280 square metres.

Upon arrival at this detached property, you are greeted by the tranquillity of the countryside, yet convenience is not compromised with the village of Cantoria just a few minutes drive away. The cortijo is also conveniently located within walking distance to a popular local bar.

Stepping onto the grounds of this reformed cortijo, one is immediately struck by its rustic charm harmoniously blended with modern comforts. The expansive plot offers endless possibilities for its use, from creating your own garden oasis or orchard to indulging in outdoor cooking with the traditional wood-fired oven. Privacy and security are ensured as the entire plot is fully fenced. There is space for an above ground pool if required.

To the front of the property there is a large covered terrace with ample seating space. The front door opens into a spacious living-dining room featuring an integrated kitchen - an inviting space complete with a wood-burning fireplace for winter warmth and air conditioning for summer coolness. Two large double bedrooms flank a well-appointed family bathroom on either side. A delightful surprise awaits with a roomy pantry adjacent to the living room, leading to the back terrace and to an exquisite marble staircase to the upper level.

Ascending to the upper floor reveals a large room (possible second living room or bedroom), modern toilet with basin, spacious bedroom and a huge bedroom with space for an en-suite and walk in wardrobe.

This reformed cortijo presents itself as a versatile opportunity, whether intended as your permanent residence, rural retreat, or investment in tourism thanks to its generous spaces and natural surroundings.

Adjacent to the main house sits a large warehouse / garage (approx. 59m<sup>2</sup>) which sits on a plot of 2,053m<sup>2</sup>. This would come at an additional cost of 40,000 Euros.

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floor is as follows; On entering the house, we find a large