



**235.000 €**

Referenz: RS16961   Schlafzimmer: 2   Badezimmer: 1   Grundstücksgröße: 8.000m<sup>2</sup>   Garten: 71m<sup>2</sup>





## Valle del Guadalhorce, Álora

This pretty, well-constructed, 2 bedroom country house is set within a fully fenced plot of 8.000m2 of irrigated land less than 10 minutes drive from local amenities and Álora train station. Built by the prestigious building company BILBA the accommodation extends to 71m2 and is distributed all on one level; entrance hall, spacious open plan living room / dining room with adjoining American style fully fitted kitchen, 2 bedrooms and a shower room. The living room hosts a feature fireplace and the fully fitted kitchen hosts hardwood doors, granite work tops and integrated electric oven and hob. The larger of the 2 bedrooms benefits from a built-in wardrobe and the 2nd bedroom currently hosts 2 sets of bunk beds. The shower room is of generous proportions and serves as a utility room with plumbed in automatic washing machine and hosting an electric hot water boiler. The building is of quality construction with good insulation and the finishes are also of a good standard including double glazed windows and good quality floor and wall tiles. The property enjoys an established garden area around the house which hosts a variety of ornamental plants and shrubs and a small garden shed. There is a very pleasant 27m2 front terrace ideal for "al fresco" dining and enjoying the fabulous views of the Andalucian countryside and in particular the glorious sunsets which we enjoy all year round. A prefabricated swimming pool offers the opportunity to cool off during the hot, sunny days which we enjoy in this part of Southern Spain. The rest of the land is planted out with olive trees. Mains electricity is connected. The property hosts a private, fully registered well and the owner has also incorporated a rain harvesting system and has 16,000 litres water storage facility. Internet connection is also available. Access to the property is good, via 1km of well-maintained public track from the main road and the amenities of shops, bars, restaurants, veterinary surgery, pharmacy and Alora train station are less than 10 minutes drive from the property. The property benefits from having the SAFO license.