



499,000 €

Reference: RS17028 Bedrooms: 5 Bathrooms: 3 Plot Size: 4,597m<sup>2</sup> Build Size: 324m<sup>2</sup>





## Valle del Guadalhorce, Álora

\*\*\*Under offer\*\*\* Great opportunity to acquire a beautiful Andalucian country property with potential to generate an income, enjoying a semi-rural location, less than 5kms from all of the amenities of Álora pueblo. On offer is a bright, spacious main house plus a 2nd house which the current owners successfully exploit for rural tourism accommodation. The 2 houses, together with 2 private swimming pools, are set within a fully fenced and gated 4.597 m<sup>2</sup> fruit and nut grove. Access is by a very quiet, tarmac, country road. House 1; The main house is a bright spacious, stylish 3 or 4 bedroom, 2 bathroom family home offering a pleasing fusion of traditional and contemporary styles. The accommodation extends to 240m<sup>2</sup>, including terraces, and is distributed over 2 levels. The ground floor extends to 115m<sup>2</sup> offering a welcoming reception room, an attractive, bright, galleried sitting room which hosts a woodburning stove, a fully fitted and equipped dining kitchen, a utility/ storeroom and a large shower room. There is one further double aspect room on this level which is currently used as a sitting room/ study but could equally be exploited as a 4th bedroom. There is also a very attractive, 24m<sup>2</sup> covered terrace, ideal for " al fresco " dining. An attractive staircase leads up from the galleried sitting room to the upper level which extends to 77m<sup>2</sup> and hosts 3 double bedrooms and a family bathroom fitted with both a bathtub and a shower stall. All 3 bedrooms enjoy aircon units and ceiling fans. The spacious, double aspect Master bedroom is bright and airy and the remaining two bedrooms both benefit from independent access to a glorious 24m<sup>2</sup> upper terrace which hosts fabulous views across the Andalucian countryside and also has steps down to the garden below. There are various very attractive shady and sunny entertaining areas around the house in addition to the aforementioned terraces, including a very attractive courtyard garden and a larger than average 67m<sup>2</sup> swimming pool. House 2; Fully licensed and registered; the current owners have very successfully exploited this house for rural tourism since 2015. They will include the website / domain name / social media platforms which they have established as part of the sale, should the purchasers wish to continue offering accommodation to holiday guests. The house extends to 84m<sup>2</sup> and offers 2 bedrooms and 1 bathroom, a fully fitted modern kitchen equipped with electric hob and oven, fridge freezer and washing machine. There is also a spacious double aspect lounge with ample space to dine and hosting a cosy woodburning stove. The lounge has double doors opening out onto a private terrace. This guest house is completely separate from the main house, having its own parking area, dedicated outdoor space with terrace and BBQ area overlooking the pretty gardens to the Andalucian countryside beyond. It also enjoys its own, exclusive, private above ground swimming pool. The 2 bedrooms are large double occupancy rooms and have aircon. The guest house is offered as a going concern and is provided fully furnished enabling a new owner to take on existing bookings if desired. Although this property does enjoy a lovely semi-rural location it does offer very comfortable 21st century living; it enjoys domestic water supply and also irrigation water. Both the main house and guest house have water purifying systems installed. The property is also connected to mains electricity, but the owners have recently invested in a very efficient solar energy system. The solar panels can generate up to 5kw at a time and the owners of the property are regularly sending the excess electricity generated in to the national grid resulting in very significant reductions in electricity costs. High speed internet is also connected. This property really does offer any potential buyer the opportunity to acquire their own little corner of Andalucia with the real opportunity to enjoy the Andalucian lifestyle and at the same time generate an income. The land is planted out with a variety of fruit trees such as oranges, guava, papaya, peaches, avocados, figs and pistachio nuts which have recently been demanding a good price. Although the current owners enjoy the main house as a family home, the size and distribution of the rooms could offer the possibility of division of the house to provide additional tourist accommodation. The nearest town of Alora is a very short drive from the property and provides lots of amenities including shops, bars & restaurants and good sports facilities and a theatre. The city of Málaga and the international airport is about 45 minutes drive from the property and there are excellent local public transport links including a fabulous reliable and very economical train link. All of the main cities of Andalucia such as Granada, Seville, Cordoba and Jerez are an easy day trip from the property making it the ideal base to return to relax after a busy day of sightseeing. Alternatively, the property offers the opportunity to provide a spacious family home with lots of scope to accommodate extended family.





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