



595.000 €

Referencia: RS17032    Dormitorios: 8    Baños: 5    Terreno: 66.000m<sup>2</sup>    Construido: 554m<sup>2</sup>





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## Valle del Guadalhorce, Álora

\*\*\*Under Offer\*\*\*A beautiful, fully refurbished, Andalucian " cortijo" enjoying a fabulous rural location yet is just 20 minutes drive from all of the amenities of Álora pueblo and less than 1 hour from Málaga city and international airport. With a total build size of 554m<sup>2</sup>, the main house and guest anexe are set within 66,000m<sup>2</sup> of productive olive and almond groves. The property has been professionally renovated to a very high standard earlier this century, retaining many traditional features such as olive wood beams, exposed stonework and traditional fireplaces and bread ovens but adding 21st century comfort, including oil fired central heating and double glazed hardwood windows, offering an Andalucian style luxury farmhouse. The main house extends to 439m<sup>2</sup> and the accommodation is distributed over 2 levels, offering 4 bedrooms and 3 bathrooms on the upper level and 3 bedrooms and 1 bathroom on the ground floor, as well as a very large kitchen, dining room, sitting room and office /study. High quality materials have been used throughout the refurbishment including oak flooring on the upper level and hand made reproduction tiles featuring traditional patterns from Granada and Sevilla. There are 2 traditional fireplaces plus a wood burning stove. The bespoke carpentry throughout the house has been handcrafted by local carpenters. In addition to the main house, there is a barn conversion guest studio extending to 115m<sup>2</sup> offering independent open plan accommodation with bedroom/sitting room, kitchen and bathroom, and there are also various other outbuildings including carport, garage and woodstore. This property enjoys extensive outdoor entertaining areas including an expansive covered terrace accessed directly from the kitchen and dining room, ideal for " al fresco" dining and for experiencing the glorious sunsets which we enjoy in Andalucía throughout the year. There are also 4 large Andalucian patios, all hosting beautiful, handmade floor tiles. The patios also host a variety of built-in flower beds one of which is planted out with a very attractive lavender hedge. The property also enjoys a private, quality constructed 10m × 5m swimming pool. The current owners have spared no expense and applied a lot of attention to detail when creating this beautiful home. The generous proportions and the flexibility of the distribution of the accommodation offer not only the opportunity of continued enjoyment as a spacious country home but the possibility to exploit the property as a luxury, rural accommodation business, and in fact, the plumbing and electrical systems have been set up to accommodate such a project. With Álora pueblo being declared a pueblo of special touristic interest since 2021 and the cities of Granada, Sevilla & Cordoba being less than 2 hours drive away, this area is an excellent base for touring Andalucia and there is thus a high demand for luxury rural tourism accommodation. The property enjoys a private water supply and has two water deposits of 30.000 litres each, 60.000 litres water storage capacity. 3 phase electricity is connected and high speed internet is available. The location of the property is recognised locally as being a fertile area with potential for further exploitation of the land for a vineyard or avocado or mango plantation. This really is a very special property and offers the opportunity to acquire one's own Andalucian country estate.