



99 000 €

Référence: RS17195    Chambres: 5    Bain: 1    Terrain: 885m<sup>2</sup>    Construite: 359m<sup>2</sup>





## Inland Almeria, Arboleas

We are delighted to present this AMAZING and very rare opportunity to acquire an old Spanish Cortijo close to the centre of the popular town of Arboleas. Your very own project in a super convenient location, close to shops, restaurants, bars, medical facilities and much more. The beauty of this Cortijo is that it is perfectly liveable, so you can take time with the restoration going from room to room whilst still having a home to live in. There is really no "right" way to describe this character property, simply because the configuration of the rooms and flexible layout allows you to really run wild with your imagination. It has bags of charm, original features including wooden shutters, and is typically quirky - you will not be able to walk away from this Cortijo without a smile on your face and a brain buzzing with ideas from the potential this home has to offer. Not to mention the fantastic investment it presents for the lucky buyer! Back to the description - I have described the Cortijo as a 5 bedroom, 1 bathroom property, but with 359 sqm of living space there is much more to explore. So please take this description as my interpretation of the accommodation. It all depends on your own needs and wants as to how you take advantage of the property to give you your little piece of Spain. The property actually has 11 rooms in total plus the kitchen and shower room, along with part of the property which has been divided into rooms and is tiled, but apart from this it is a blank canvas. As there is currently no internal access to this part of the house, it can be closed up if not needed, without interrupting the main residence. The land in total is 885 sqm, of which 610 sqm is urban land giving ample space for a swimming pool to be installed. GROUND FLOOR On entering the KITCHEN from the side door, it is fully fitted and has another external door leading out the other side of the Cortijo. An INNER HALL is used as a convenient UTILITY AREA, being situated off the kitchen, and into a RECEPTION ROOM which has a brick fireplace so would make a lovely SNUG. Or you could make the kitchen a large utility room, and make this room into the kitchen. SHOWER ROOM with a double walk in shower. 2 FURTHER RECEPTION ROOMS would be ideal as a LIVING ROOM and DINING ROOM. A door leads from here into a BEDROOM which could easily be a study/office/gym/library. There is another SITTING ROOM with double doors to the MASTER BEDROOM which has another door leading out into the GRAND HALL. So in total the Ground Floor offers 6 large, usable rooms, plus the kitchen and shower room. The main entrance doors are at the front of the property and are the original doors, leading into the GRAND HALL, which definitely lives up to its name with bags of space to make into an entertaining space, as through an arch is the DINING HALL which has ample room for furniture, comfy sofas, dining table etc. The MARBLE STAIRCASE leads from the dining hall to a LARGE LANDING which has a wraparound balustrade, and doors leading to the FIRST FLOOR TERRACE. There are two beautiful adjoining bright and airy rooms making a perfect LIVING AND DINING ROOM, or knock through for a stunning first floor OPEN PLAN LIVING AREA. Three further large BEDROOMS are also on the first floor but again there is the flexibility and scope to make them into your own vision. Water and power is easily accessible here if you wanted to create one, or two en-suite bathrooms. So the first floor has 5 usable rooms. OUTSIDE The plot which is gated and secure has various areas which can be used for planting, an orchard, grow your own allotment, rockeries, palm trees - a green fingered person's dream. To the rear of the Cortijo is plenty of room for a swimming pool as it is part of the urban land which makes 610 sqm of the plot. The remaining 275 sqm can be used as garden/terracing/al fresco dining area. There is also a built casita which is used for storage but could be converted into a "man cave", workshop, garage, craft room. So what type of BUYER would be interested in this style of property? Simply put, this gem of a property will tick a lot of boxes for a lot of people - you just need imagination. A family home? Close to amenities in a well established community? Couple who want space for living/entertaining and space for remote working? Blended family living? Want to create separate annex(es) for teenagers or elderly relatives? Investment to "do up" and sell on? A long term project to create your own unique space while you continue living in the property? Something more specialised such as a business opportunity or yoga/spiritual wellness retreat? Nothing is beyond the realms of possibility with this wonderful Cortijo.