

374,995 €

Reference: RS17212 Bedrooms: 4 Bathrooms: 3 Plot Size: 20,000m<sup>2</sup> Build Size: 278m<sup>2</sup>



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## Alto Guadalentín, Lorca

A charming, beautifully reformed finca with 2 bedrooms and 1.5 bathrooms, separate annex with a further 2 bedrooms and bathroom located in Lorca valley but just 8 minutes from the town centre. Situated on 20,000 sqm of land with fantastic views all round, viewing is highly recommended on this fantastic property that has been sympathetically restored with many original features by the current owners. You have two reception rooms, one with an original fireplace and the other with a log burner and central heating. Adjacent to the lounges is a spacious dining room, a great place to entertain friends and guests. There is a W/C and a utility room with access to the lovely courtyard with a further shower room within the courtyard. The lovely rustic kitchen has tiling on the work surfaces and a double sink carved from marble. There is a large pantry, gas hob, oven and extractor fan, plus it comes complete with all white goods. The back door leads out to the beautiful garden, a lovely place to sit and relax. The stairs from the kitchen and dining area lead up to the second level where you will find two double bedrooms and a very spacious bathroom with a walk-in shower and bath, hand basin and bidet. One of the bedrooms is currently used as a study by the vendors. The annex which is next to the finca has a spacious and airy lounge with plenty of natural light coming through. There is a small kitchenette and a separate bedroom plus another bed by the lounge which is elevated and accessed by a ladder. This lovely space could be ideal as a little quaint Bed and Breakfast, something that the current owners used to do. The garden and land have many different aspects to it, from the quaint courtyard with its shower and workshop, and lovely big and old wooden entrance doors, to the car port made from wood and beautiful stone borders and old original floor tiles dotted around. There are numerous trees, shrubs and plants, too many to mention plus part of the land will yield an income from the many olive and almond trees that are planted. Some of the original stone building dates to the late 1800 and the owners have made sure that many of the tiling and stonework is in kept with how it was back then. This really is an exceptional property in a wonderful location offering fantastic views all round. The property is south facing and has a build size of 278 sqm. The IBI (council tax) is just 45 € per annum and the property is being sold with quality furnishings and all white goods. Lorca is on the bottom south west corner of the Region of Murcia, in southern Spain and borders with Almería. Within the Region of Murcia, it has the municipalities of Caravaca de la Cruz and Cehegin to the North, Mula, Aledo, Totana and Mazarrón lying to the east, Aguilas to the south and Pulpi, Puerto Lumbreras, Huerca-Overa, Velez Rubio and Velez Blanco on its eastern flank. The main connection to Murcia is via the A-7 and the city of Lorca is 65km from the new international airport of Murcia. The rich and extensive history of Lorca has left a legacy of archaeological sites, and historic buildings, around which the modern City has built its tourism industry. Amongst these are Lorca castle which dates to the Bronze age and Plaza de Espana, Colegiata de San Patricio, Museo de Arqueologico Municipal, Iglesia de San Francisco, Palacio de Guevara and Iglesia de San Mateo to name a few.