



## Hotel for sale in Taberno, Taberno

450,000 €

Reference: RS17663   Bedrooms: 8   Bathrooms: 8   Plot Size: 240,000m<sup>2</sup>   Build Size: 380m<sup>2</sup>





## Inland Almeria, Taberno

### RURAL HOTEL - HOUSE - country house

Originally built in 1914 and lovingly restored in 2004, this exceptional Cortijo comprises three fully independent homes in the heart of Andalusia, southern Spain. Currently operating as a rural tourist accommodation, the property can host between 2 and 18 guests, making it perfect for families, groups, or entrepreneurial ventures.

Set in a tranquil natural environment, the cortijo is surrounded by unspoiled countryside where the only sounds are birdsong and the gentle rustle of the breeze. The original decoration and historical character have been carefully preserved during the restoration, blending authentic Andalusian charm with modern comforts.

The property also includes 400m<sup>2</sup> of surrounding land with legal rights for new construction, offering potential to expand or develop additional facilities. Whether you dream of running a charming rural hotel, creating a wellness retreat, or simply enjoying a serene family estate, this property provides a rare opportunity to embrace the peaceful Andalusian lifestyle.

Cortijo Leontino is an inherited family property. The original decoration and history has maintained and respected during its refurbishment. The rural house is located in a natural setting, surrounded by countryside where the only sounds are that of the fauna. It is an ideal spot to escape to, to rest and relax like no other.

### FEATURES

- Own web domain and e-mail server:
- Rural house Located on Google Maps
- The Cortijo is a registered brand in Spanish brands office
- Total floor size: 380 m<sup>2</sup>
- Walls of 60 cms. wide, double glazing in all the windows.
- Bathroom in each bedroom. Beds of 160 x 200 cms
- Central heating in every room. Radiators are fueled by a Ferrolli oil boiler of fuel efficient diesel.
- The fuel tank for the central heating oil is the brand Roth and has a 1.000 liters capacity.
- Digital heating thermostats in each house programmable through a wifi home automation system.
- Satellite dish, satellite receiver and router for satellite internet.
- One bedroom with an adapted bathroom for the disabled, according to current laws.
- Ramp access to each house
- Porch and terraces facing east.
- Each house has a living room with fireplace, television, table, sofas, chairs.
- Each house has a fully equipped kitchen with glass ceramic hobs, refrigerator, dish-washer, oven-toaster, microwave, kitchen appliances, extractor etc.
- Telephone and television outputs in all rooms and bedrooms.
- Two fire extinguishers in each house.
- Smoke detectors in each house.
- Low consumption exterior lighting.

- Rustic stone benches in the exterior.
- Three barbecues and rustic wooden tables in the exterior.
- Ecological sewage treatment plant. Water suitable for later irrigation.
- Various rubbish bins and containers outside.
- Well with natural spring water.
- Three-phase electric installed with electromagnetic security system in the houses, launderette, swimming pools, water pump etc.
- Galvanized steel potable water tank with 64.000 liters capacity which can be extended to 130.000 liters.
- High pressure water system for the houses and swimming pools (two pumps) with electronic pressure control and control panel.
- Brick storage shed for tools and fire wood.
- Swimming pool 5 x 12 meters and children's pool within fenced enclosure.
- Swimming pool filtration system by electrolysis (salt water)
- The material used in the filter system for the swimming pools is glass, not silex.
- Women's and men's toilets in pool area.
- Large storage room in swimming pool area.
- Large launderette with facilities for washing, drying, ironing, storage for linens, bedsheets, pillows, quilts, towels, cleaning products, etc.
- Two electric thermos for sanitary water, each with 200 liters capacity, 400 liters of hot water in total.
- Two washing machines and two tumble dryers.
- One high performance professional Polti iron.

\* 2 floors

\* Build Size 400 m<sup>2</sup>

\* Plot Size 23,72 hectares

\* Private Pool

\* Mains Electric

\* Telephone Possible

\* Internet Possible

\* Furniture Negotiable

\* Central Heating

\* Private Terrace

\* Parking

\* 50 minutes drive to the beach

\* 5 minutes drive to the shops

\* IBI property tax: €410,00 per annum

- Large car park area.
- Children's swing set.
- The facade of the houses are south facing, always in the sun.

The farmhouse, swimming pool, and other constructions are fully registered in the Official Cadastre, with their respective cadastral reference numbers and IBI (Property Tax) up to date.

The rural house was carefully renovated according to professional architectural designs, with plans prepared and endorsed by a licensed technical architect and building engineer, both members of the Official College of Architects and Engineers of Almería, ensuring full compliance with all regulations and quality standards.



- Official building permission given by the council.
- License for financial activity and opening for rural tourism.
- Official rural house registered in the Andalusian Tourism
- Rustic land 24 hectares ( 240.000 square meters ) ecological land

The property sits on a beautifully maintained rustic estate featuring almond and olive trees, fig trees, a vineyard with Tempranillo, Garnacha, and Cabernet Sauvignon grapes, centenary holm oaks (*Quercus ilex*), pine trees, and shade trees. Aromatic and medicinal plants such as lavender, rosemary, sage, and thyme flourish throughout the land.

An installed irrigation system with a pressure system ensures efficient watering. The estate also serves as a protected animal reserve, providing a natural habitat for species such as partridges, hares, rabbits, doves, and eagles.

With clean, unpolluted air and a sky free from light pollution, the property is ideal for stargazing and enjoying the beauty of the natural surroundings.

Taberno is a peaceful and welcoming town with around 700 friendly inhabitants. Despite its small size, it offers a full range of services, including a bakery, butcher, pharmacy, health center, primary school, tobacconist, supermarket, and a variety of bars and restaurants. The town also features a municipal swimming pool with a restaurant, sports facilities such as paddle tennis courts and a multi-use sports court, a recreational area with picnic spots, and an apartment hotel along with rural accommodation options.

Additional amenities include a Town Hall, Guadalinfo center, fiber-optic internet, excellent mobile coverage, a mechanical workshop, carpentry, a church, a bank with ATM, municipal library, rural post office, several natural water sources, and a charming hermitage. Taberno perfectly combines tranquility with convenience, offering everything you need for a comfortable and relaxed lifestyle.

The property enjoys an excellent location, just 18 km from the A-7 motorway and only 30 minutes from the nearest beaches. Almería and Murcia capitals are a little over an hour away, while Alicante and its international airport can be reached in two hours. Granada is also within two hours, and the stunning Cabo de Gata Natural Park is just 90 minutes away.

For day-to-day convenience, the larger towns of Albox and Huércal-Overa are only 15 minutes away, offering regional hospital services, large supermarkets, secondary schools, an ITV vehicle inspection station, and a wide range of additional amenities.

The property is less than an hour from the historic and gastronomic region of Los Vélez, including Vélez Rubio, Vélez Blanco, Chirivel, and María, and just 30 minutes from the renowned Mármol region. From many points in Taberno, you can enjoy views of the Mediterranean Sea and its beautiful beaches.

- Distance to the nearest town (Taberno) is 5.500 meters (10 minutes).
- Distance from the motorway A-7 (Huércal Overa) 22 kms
- Distance from Almeria airport: 124km / 87 minutes.
- Distance from Alicante airport: 200km / 129 minutes.
- Distance to the beaches Vera, Garrucha and Mojácar: 54 km / 47 minutes.
- Distance to the natural park Cabo de Gata: 135km / 105 minutes.
- Distance to Sierra Nevada (Granada) 170 km / 120 minutes.



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Don't miss the chance to own this exceptional Andalusian cortijo—a rare blend of history, tranquility, and opportunity. Whether for investment, business, or personal escape, this property offers a lifestyle and potential that is truly unmatched. Make it yours and start living the dream in the heart of southern Spain.



## Features:

terrace

garden

central heating

Buen estado

terrace size: 100

water heating

community garden