

## Finca - Rural Estate for sale in Albox, Albox

362,000 €

Reference: RS17708 Bedrooms: 7 Bathrooms: 6 Plot Size: 24,973m<sup>2</sup> Build Size: 974m<sup>2</sup> Terrace: 30m<sup>2</sup>



## Inland Almeria, Albox

Do you dream of emigrating to the sunny south of Spain and starting a Bed and Breakfast in beautiful Andalusia? Then Spanish Town and Country Homes might have found the perfect place for you. Only 8 minutes by car from the lively town of Albox (province of Almería) you will find this exclusive and unique 100 year old farmhouse. The house is situated in the middle of a plot of about 25,000 m<sup>2</sup> with several olive trees, almond trees and fruit trees. Because the plot is fairly flat, it is easy to work with and you have beautiful and unobstructed views over the land and the mountains behind. On the property we find a large balsa (water storage) that provides enough water for your daily needs including filling your pool and irrigating your garden. You can buy the water for this balsa at market value, but with an additional investment of € 13,000 when you buy this farmhouse, you are guaranteed water rights for as long as you own this property. This is a big deal in this part of Andalusia. Let's have a look at the property itself. This large, centuries-old farmhouse is an example of the most traditional Andalusian architecture, and is a relic of the agricultural past of this region. The farmhouse dates back to the end of the 19th century, when ancestors of the family renovated and expanded the old building. This is showing you a beautiful property that combines the beauty of the past with the comfort of the present. With about 800 metres of buildings, it can be used for both private and business purposes. Standing in front of the house we see the main building with an attached side wing with access to a roof terrace. Imagine sitting here on your terrace with a glass of wine in your hand, enjoying the view and the clear starry sky. This is the real life. The spacious main house has two living rooms, a large kitchen, two bathrooms and six spacious bedrooms. In this house, pay particular attention to the traditional details. The beautiful floor, the traditional tiles on the walls that connect the entrance with the hall and the living room, the wood stoves that provide pleasant warmth in winter and the thick walls that keep out the heat in summer. And not to forget the beamed ceilings that you will find in several places in this house. This house breathes history. Do you think you have seen everything now? Nothing could be further from the truth. On the side of the main house, adjacent to the private pool, we find a pool house containing a large living room and kitchen, a bedroom and a bathroom. You could use this building to offer your friends, family or Bed and Breakfast guests a very pleasant stay. The rest of the buildings are currently used as garages and storage areas. Just imagine what you could do with the large, thick-walled shed at the back of the main building. Would you like to extend the house or create sleeping accommodation for your guests? You name it, the possibilities are endless.

**Town** Albox **Province** Almería **No. of inhabitants** 11,144 **Area** 168 km<sup>2</sup> Albox is a municipality that forms part of the Comarca del Valle del Almanzora, located in the northwestern part, which has good road communications, making it an economic centre of reference in the area. It has all kinds of services and basic facilities, highlighting the motocross circuit La Mina and the Municipal Library. Places of interest include the Church of Santa Maria, the Hermitage of Santa Cruz and the Cerro Castillo.

**Sociodemography**- **Population** 11,144- **Number of households** 6,951- **Average age of people** 41 years old- **foreigners** 39.- **Average level of education** Secondary school **Dwellings**- devoted to second homes 16 **Number of hotels per 1,000 resident inhabitants** 0.2- **No. of hotels per 1,000 resident inhabitants** 0.2 **Services**- **Number of pharmacies** 8- **Number of primary schools** 8- **Number of secondary schools** 3- **Number of railway stations** 1 **Location** Distance to the provincial capital 103,4km



## Features:

terrace

Buen estado

kitchen furnished

store room

furnished

rooms individually heated

Garage

water heating

terrace size: 30