

## Finca - Rural Estate for sale in Vélez-Rubio, Vélez-Rubio

329,950 €

Reference: RS17729 Bedrooms: 6 Bathrooms: 6 Plot Size: 850m<sup>2</sup> Build Size: 275m<sup>2</sup>



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## Inland Almeria, Vélez-Rubio

Do you want to impress your friends and family Own the perfect entertaining home Open a Bed and Breakfast Look no further than this stunning fully renovated country farmhouse, over 100 years old with the most spectacular views. This stunning high spec finished farmhouse has been set up to run in mind as a B and B, with a easy application for a Casa Rural License then this farmhouse is set up and ready to go! - Our Legal team can also help you with this. At the top of your 300m driveway, you will find this gorgeous home sitting proudly looking over the Los Velez valley and mountains of Sierra de Maria. Going in through the white gate posts into a very large 850m<sup>2</sup> plot you find ample parking for 8 to 10 cars and a carport. With several seating areas, this garden is easily maintainable and has an above-ground pool, and 360-degree country and mountain views. A super cherry tree which is now in blossom accompanies various other tropical trees that surround the garden and give natural shade. A super covered terrace sits outside the front of the property and shades the front door. The terrace is great for entertaining guests or watching the sun rise with a coffee in the mornings. Entering the property into a large dining room, this room also boasts a bar, store room, and WC. Through the archway, we find the living room with a log fire set in a stunning stone fireplace. We find the kitchen at the far end of the living room and all I can say is...if you want a large country kitchen... this is the property for you, it has a large range, lots of cupboards and workspace and another dining table with a sperate door leading back out into the garden. Next to the kitchen, we ascend the stairs to find the master bedroom with an ensuite bathroom and balcony. This room is huge, and the ceiling is very high thus keeping this room cool in the summer, the wood and beams give it that swiss chalet feel. A further 4 bedrooms are located on this floor with a family bathroom and another en-suite bathroom. All rooms have locks, with ensuites! ready for guests with the correct licenses in place. Following the landing to the far end of the house, you walk down another set of stairs into a small reception room with a bedroom and ensuite bathroom, this room can be locked off completely as a rental room. This house has the wow factor. The current owners have lovingly reformed this property to an exceptionally high standard, yes we have all heard that before but seeing is believing! The traditional beamed ceilings have been beautifully restored, and the stonework in the property really makes this stand out! The current owner has previously held private events including a family wedding on this property we were lucky enough to attend one of the events and it was just fabulous to sit with a glass of wine, surrounded by some of the most outstanding countryside, and listen to a singer. But with the correct licenses in place this beautiful farmhouse could run as your dream business in the sun. The farmhouse has been set up so you can have a separate owners accommodation from the rest of the house . Allowing for the business side to be completely separate. With gates separating the kitchen to the dining room area. Next to the kitchen there is private staircase leading up stairs to a 2 bedroom owners accommodation. the master bedroom with its own private balcony and stunning family bathroom with bath. There is a inter connecting door leading from the owners accommodation to the rest of the farmhouse. Located just a 10-minute drive to the vibrant town of Velez Rubio, you have all amenities, including banks, bars, restaurants, shops, a community pool, and an English Shop called Velez Stores which sells English products and much more. There is a fantastic mixed community in Rubio, Spanish of course, English, Dutch, Belgium, German, Scandinavian, and more. Murcia Airport is 1 hour away. The beaches of Aguilas are just a 45 mins drive. And there are several Golf courses close by.



## Features:

reformado

store room

terrace

water heating

independent kitchen

rooms individually heated