



## Cortijo for sale in Vélez-Blanco, Almeria

210.000 €

Referentie: RS17783 Slaapkamers: 5 Badkamers: 3 Plotgrootte: 11.965m<sup>2</sup> Perceelgrootte: 440m<sup>2</sup>





## Inland Almeria, Vélez-Blanco

5-Bedroom Andalusian Cortijo with Panoramic Views, Olive Grove & Spring Water – Vélez-Blanco, Almería Price: 210,000€ | 5 Bedrooms | 3 Bathrooms | Plot: 11,956 m<sup>2</sup> | Built: [Insert Size] | Garage | Natural Water Source | Central Heating | Mains Electric Welcome to this timeless cortijo, steeped in rustic charm and nestled among the rolling hills of Vélez-Blanco. Surrounded by over a hectare of gently terraced land dotted with mature olive trees, this stunning 5-bedroom property is a rare find for anyone longing to embrace the tranquillity of rural Andalusia without sacrificing access to nearby villages and amenities. Set in a private yet accessible location, this traditional farmhouse sits just a short 3-minute drive down a well-maintained track from the main road and only 8 minutes from the historic towns of Vélez-Blanco and Vélez-Rubio.

**A Home Full of Character & Comfort** As you approach the property, a sweeping driveway brings you to the cortijo, set against the majestic backdrop of 360-degree mountain views. The home is surrounded by a fenced garden area, offering both privacy and a safe space for children and pets to enjoy. A large patio terrace invites you to relax with a glass of wine or enjoy long Sunday barbecues under the open sky. Step through the main entrance and into a welcoming open-plan kitchen and dining area, where traditional charm meets modern practicality. This space is bright, spacious, and thoughtfully designed, featuring a fully fitted kitchen with electric oven, gas hob, and dishwasher, plus a large utility room with washing machine and ample storage. From here, continue past the central staircase into a flexible bonus room—ideal as a home office, snug, or hobby room—and on to the generous living room, where a wood-burning stove takes center stage. Flooded with natural light through double patio doors, this cosy space is perfect for winter evenings, while offering direct access to the garden and outdoor seating area in warmer months.

**Upstairs – A Place to Retreat** Climb the staircase to the first floor and discover a layout that offers versatility and privacy for family living or hosting guests. The hallway divides into two wings: To the right, a spacious family bathroom with bathtub and built-in storage leads into a large, serene double bedroom. Further along is a unique setup—two interlinked bedrooms separated by a shared sitting room, ideal for children, guests, or a creative space. One of these bedrooms features a walk-in wardrobe, while the other enjoys mountain views from its window. A private staircase from this area leads to an ensuite bathroom with shower, adding a boutique feel to this section of the home. To the left, a grand double bedroom awaits with its own dressing room, fitted wardrobes, and an elegant ensuite bathroom with walk-in shower. French doors open onto a private balcony—the perfect place to start your day with a coffee and take in the unspoiled Andalusian landscape. Adjacent to this suite is a fifth room, currently used as a home office, but easily adaptable as a guest room, nursery, or reading nook.

**Utility & Storage Spaces** At the far end of the first floor is a well-organised storage room, housing the central heating boiler, 1000-litre water tank, and diesel heating controls—making this home not only beautiful but practical and efficient year-round. Below, the large integral garage features wide double doors to the driveway, additional storage space, and the diesel tank for the central heating system.

**Outside – Nature at Your Doorstep** The property sits on 11,956 m<sup>2</sup> of land, partially fenced around the cortijo to form a landscaped garden with shaded corners, open terraces, and a large storage shed. The remaining land flows in tiers behind and beside the home, planted with productive olive trees that are both beautiful and potentially harvestable. To the right, a lower terraced plot contains additional olive trees and a large, traditional water deposit that has been used for bathing or cooling off during the summer months. An access track—used only occasionally by a local farmer—runs behind the property, leading to a nearby, uninhabited farmhouse. Despite this, the property remains entirely private and peaceful, with no immediate neighbours overlooking the home.

**Utilities & Infrastructure** Diesel central heating system with radiators in all rooms Mains electricity connected Permanent natural spring water supply with backup storage tank Septic tank drainage Internet connectivity available Good mobile coverage

**Location Highlights** This cortijo is located in the unspoiled countryside of Vélez-Blanco, one of Andalusia's most beautiful whitewashed villages. Set in the Sierra de María-Los Vélez Natural Park, the area is a haven for hiking, birdwatching, cycling, and horseback riding, with dramatic limestone mountains, ancient cave paintings, and Moorish castles creating a magical backdrop.

**Vélez-Blanco (8 mins):** Bars, restaurants, shops, historic castle **Vélez-Rubio (8 mins):** 24-hour medical centre, supermarkets, schools, dentists **Airports:** Murcia (160 km) and Almería (170 km) – both with excellent road connections

**Additional Information** Property is being sold partly furnished (selected items retained by owners)



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Owners have lovingly maintained the home for 15 years Ideal as a family home, holiday retreat, or rural lifestyle investment A Rare Opportunity in Rural Andalusia This cortijo is more than a house—it's a lifestyle. With its abundant land, comfortable layout, and spectacular surroundings, it offers an exceptional opportunity to live in harmony with nature while staying connected to the essentials. Whether you're dreaming of a self-sufficient life, a peaceful retreat, or a place to create something special—this home is ready to welcome you. Contact us today to arrange your private viewing. This is a property that must be seen to truly appreciate its beauty, charm, and potential. Restaurants, bars, and supermarkets. 24-hour medical center and dental clinics. Cultural sites like the historic Vélez-Blanco Castle. Easy Accessibility Almería Airport – 170 km Murcia Airport – 160 km Mediterranean beaches – 1 hour's drive This cortijo is perfect for a family home or a countryside retreat. Contact us today for a viewing!



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## Kenmerken:

terrace

central heating

water heating

Kilter