



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

190 000 €

Référence: R4922884 Chambres: 5 Bain: 3 Terrain: 2 273m<sup>2</sup> Construite: 334m<sup>2</sup>







## Inland Almeria, Chirivel

Bargain Price! - Reduced April 2025

An Excellent Rental Investment Opportunity and Ideal Family Home

We are pleased to present this spacious and beautifully renovated semi-detached Andalusian Cortijo, offering 5 bedrooms and 2 bathrooms, complete with a 6m x 3m private pool. The property is located in a picturesque hamlet in the countryside of Chirivel, within the Almería province.

This charming two-story property is set on a generous plot of 2,273m<sup>2</sup>; and boasts spectacular countryside views. The Cortijo, which is 300 years old, features exceptionally thick walls that provide outstanding soundproofing and natural insulation, ensuring a peaceful indoor environment. The property retains its traditional character while being thoughtfully renovated to high standards, blending historic charm with modern comfort.

This versatile property offers several possibilities: it can serve as an impressive family home, be divided into two separate living spaces (ideal for multi-generational living), or provide a lucrative rental business with a self-contained apartment on the upper floor, allowing owners to live comfortably on the ground floor.

The property already benefits from an established and successful rural tourism business, with a tourist licence in place to operate as a 'vivienda rural'.

Location & Amenities:

The property is within walking distance of a bar/restaurant and is just a 5-minute drive from the small town of Chirivel, which offers all essential amenities. The historic town of Vélez Rubio is a 10-minute drive away, providing a wider range of shops, banks, bars, a weekly market, and a 24-hour health center.

Property Description:

Upon entering the property, you are welcomed by a spacious hallway. To the right, there is a large guest toilet with a storage cupboard, tiled for ease of maintenance. Adjacent to this is a door leading to a small corridor, which houses the master suite. This generously proportioned room features a shelved alcove, a private en-suite shower room with a toilet and vanity unit, as well as a large walk-in wardrobe for ample storage.

From the small corridor, another external door leads to a charming courtyard with an external staircase that ascends to a first-floor terrace. The courtyard also provides access to a wood/general storage area and has a stable door leading to the front parking area. A separate door opens into a spacious, fully fitted kitchen.

The kitchen is equipped with a wide range of modern wall and base units, a central island, granite worktops, and all necessary appliances. A door leads into a large utility/storage room where the gas water heater and washing machine are housed. Another door opens to the swimming pool terrace and a relaxing outdoor area, perfect for enjoying alfresco dining under a pergola in the stunning Spanish climate.



The 6 x 3m tiled swimming pool features Roman steps with a paved surround. The pool area is walled on three sides, offering privacy while maintaining stunning views of the surrounding countryside.

Returning to the hallway, there is another door leading to a spacious room currently used as a multifunctional bedroom, storage area, and study.

Further along, a fourth door leads into a generously sized living room, complete with a feature log-burning stove and built-in storage.

Two doors lead from the living room: one opens directly into a large dining room, offering ample space for a large table and additional furniture; the other leads into a second Andalusian-style kitchen, featuring a sink, gas hob, electric oven, fridge, and under-stairs cupboards for essential storage.

Stairs from this kitchen lead to the first floor, opening into a large second living-dining area, heated by vents in the chimney breast from the log burner on the ground floor.

On the upper level, there are three additional large double bedrooms, as well as a spacious family bathroom comprising a full-size bath with a shower over, a large glazed corner shower, WC, and basin set in a marble-topped vanity unit.

The upper level, along with the downstairs Andalusian-style kitchen and dining room, has been transformed into a highly sought-after rental retreat, offering guests an authentic rural Spanish experience in a beautiful part of the country.&nbsp; &nbsp;

Exterior & Parking:

Opposite the property, there is a gravelled parking area with space for 3-4 cars.

This is a stunning property full of charm and character, so if you would like any additional information, please contact us for more information or to arrange a viewing.

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- \* 2 floors
- \* Build Size 334 m<sup>2</sup>
- \* Plot Size 2,273 m<sup>2</sup>
- \* Private Pool
- \* Mains Water
- \* Mains Electric
- \* Telephone Possible
- \* Internet
- \* Furniture Negotiable
- \* Air Conditioning
- \* Private Terrace
- \* Parking
- \* 50 minutes drive to the beach



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- \* 5 minutes drive to the shops
  - \* IBI property tax: €296,00 per annum
  - \* Refuse fees: €120,00 per annum



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## Spécification:

### Caractéristiques

Terrasse privée

Wifi

### Climatisation

Climatisation

### Piscine

Private