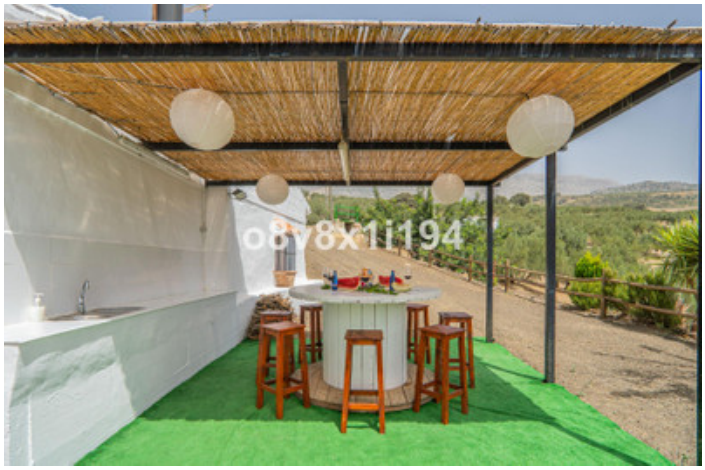
sales@redrosepropertyspain.com
+34-602 627 580

Land for sale in Colmenar, Colmenar

1 495 000 €

Référence: R4646506 **Chambres:** 3 **Bain:** 1 **Terrain:** 311 000m^2 **Construite:** 248m^2



Axarquía, Colmenar

Rustic estate composed of several plots with a total surface area of 311,000 m², featuring a cozy country house with 3 bedrooms, a fully equipped kitchen, bathroom, living room with fireplace, porch, pool area, solarium, and recreational space — an ideal spot for unforgettable gatherings with family and friends, where both adults and children can enjoy memorable moments. The majority of the land is dedicated to olive groves, both dry and irrigated, of various varieties, planting frames, and ages. Importantly, the entire estate is certified organic, under CAEE. There are also areas of pastureland, various fruit trees, almond trees, and a vegetable garden, all intended for personal use. The property is equipped with complete irrigation infrastructure, including branches, drippers, electric valves, pressure gauges, and more. The estate benefits from a natural water spring, two wells, and an ILURCO modular reservoir with a capacity of 1,013 m³. Additionally, it is connected to the municipal water supply, with its own meter. There is also an agricultural warehouse for storing machinery and tools, with a surface area of 172.82 m² and a height of 4.5 meters. This warehouse is equipped with new materials and installations, including doors, windows, plumbing, and electrical systems that ensure energy efficiency and insulation, plus an internal mezzanine and additional furnishings. The property has its own electrical network connected to a 380V industrial transformer, and Internet service with several Wi-Fi repeaters covering the built areas (warehouse and house). Currently, the estate forms part of a regulated hunting reserve within the municipality of Colmenar, which can be renewed or canceled annually. Management and security services are provided by the Agro-Olivarera Cooperative of Riogordo. This property is located in Colmenar, in the Axarquía region, a peaceful village nestled among mountain landscapes on the edge of the Montes de Málaga Natural Park, with hiking routes that lead through pine forests to waterfalls and scenic viewpoints. It's situated right next to the Gran Senda de Málaga (GR 249) — perfect for enjoying nature in its full splendor and taking in the breathtaking views. Access is via a well-maintained service road starting from the bridge that leads toward Riogordo from the A-356 highway, near Arroyo de Cuevas. The estate is fenced off with a security gate, and there are several internal roads in good condition that allow you to explore the estate by foot or vehicle. The stretch from Riogordo is already concreted, and the remaining 2.3 km are also scheduled for paving, ensuring excellent access. Its location is excellent: just 32 km from Málaga city and less than 40 km from the beaches of Torre del Mar, with all essential services nearby. This is a property with immense potential for developing new projects. You may expand the built area, as permitted on plots over 25,000 m², or reimagine the estate for rural tourism, a country hotel, or a leisure complex. The possibilities are truly endless in this unique and promising setting… But it's best to call us — we'll be happy to provide all the information you need! This property is marketed under a Multi-Exclusive system, which means that any actions related to its sale must be handled exclusively through our agency. For this reason, we kindly ask you to contact us directly and not to disturb the owners or current occupants of the property. In compliance with Article 10 of Decree 218/2005 of October 11th issued by the Andalusian Regional Government, which regulates consumer information in the sale and rental of properties in Andalusia, we inform the client that the Informative Document for Second or Subsequent Transfers of Housing is available. The price of the property does not include purchase costs (notary, registration, and I.T.P.). There are no additional real estate agency fees beyond the sale price.

Spécification:

Caractéristiques
Terrasse privée
Salle de stockage
Solarium
Parquet
Barbecue

Orientation
Sud

Climatisation
Cheminée

Condition
Équitable

Piscine
Private

Meubles
Non meublé

Sécurité
Système d'alarme

Services publics
Eau potable
Téléphone