



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

**139 000 €**Référence: RS20462 Chambres: 5 Bain: 2 Terrain: 87m<sup>2</sup> Construite: 174m<sup>2</sup>



## Granada Inland, Baza

Nestled in a serene natural environment surrounded by olive groves and almond fields, this beautifully renovated country home offers the perfect escape into the heart of Andalusian countryside. Located just 5 minutes from the quaint market town of Caniles and a short 10-minute drive from the bustling city of Baza, this property combines tranquil rural living with easy access to modern amenities. The Home Set on a 87m<sup>2</sup> plot with a 174m<sup>2</sup> built area, this delightful two-story country home has been tastefully renovated to the highest standards while retaining its authentic charm. Rustic details such as exposed beams, wrought iron banisters, traditional Andalusian shutters, and intricate mosaic tiling are featured throughout, giving the home a timeless, cozy feel. Main House: Entering the main home via a beautifully renovated wooden door a charming hallway welcomes us. The home includes 4 Spacious Bedrooms (3 on the ground floor and 1 on the upper level). The current owners have thoughtfully repurposed one of the ground-floor bedrooms as a home office. A beautiful staircase lead up to the upper level, where we have: Open plan Traditional Andalusian Kitchen with breakfast corner. Separate Dining Room: Large and bright, ideal for formal meals or hosting. Cozy Lounge: Perfect for relaxing after a day of exploring the countryside. Modern Bathroom: A large space featuring a luxurious walk-in shower. Sunny Terrace: Accessible from the kitchen and the upper landing, this private outdoor space enjoys sunlight all day, offering stunning views of the surrounding landscape. Independent Apartment: Located on the ground floor, with its own private entrance and also accessible from the main hall. Includes a large bedroom, a full-size bathroom, and a charming kitchen/living area with a fireplace. Ideal for rental potential (subject to licensing), use as a granny flat, or guest accommodation. Infrastructure & Utilities: Connected to mains electricity and water. Own septic tank for wastewater. Internet connectivity is available. The Area Caniles: A picturesque Andalusian town known for its weekly market, local artisan shops, and welcoming community. It is a hub for rural activities, including olive oil production and hiking trails in the nearby Sierra de Baza. Baza: A vibrant city steeped in history and culture, Baza boasts a range of amenities, including supermarkets, schools, healthcare facilities, and an array of restaurants and tapas bars. Don't miss the annual Cascamorras Festival, a UNESCO-recognized cultural event celebrating the town's rich traditions. Nearby Natural Attractions Sierra de Baza Natural Park: Just minutes away, this park is a paradise for hikers and nature enthusiasts, offering scenic trails, wildlife sightings, and panoramic views. Negratin Reservoir: A 20-minute drive will bring you to this stunning reservoir, perfect for swimming, kayaking, or relaxing on its tranquil shores. Mount Jabalcón: A favorite for paragliding and adventurous treks with unparalleled views of the surrounding countryside. Connectivity & Travel Nearest Airports: Granada Airport: Approx. 1 hour 20 minutes Almería Airport: Approx. 1 hour 45 minutes Málaga Airport: Approx. 2 hours 30 minutes Excellent road connectivity makes it easy to explore the region or commute to nearby towns and cities. Top 3 Things to Do in the Area: Explore Baza's Arab Baths and Historic Quarter: Step back in time while wandering through the city's ancient streets and preserved Moorish architecture. Visit the Altiplano Geopark: Discover unique geological formations and prehistoric sites in this UNESCO-designated area. Relax at the Negratin Hot Springs: A rejuvenating experience in natural thermal pools with stunning views of the reservoir. This exceptional property offers a unique blend of authentic Andalusian charm, modern comfort, and endless potential. Whether you're seeking a peaceful rural retreat, a family home, or a rental income opportunity, this house is ready to welcome you. Contact us today to schedule your viewing and experience the beauty of this country gem for yourself!