



Finca - Rural Estate for sale in Vélez-Blanco, Vélez-Blanco

475.000 €

Referenz: R4923355 Schlafzimmer: 5 Badezimmer: 5 Grundstücksgröße: 105.218m² Garten: 234m²





Inland Almeria, Vélez-Blanco

In collaboration with our Spanish Partner this new property for sale in the area of Velez Blanco, Almeria, Southern Spain, €475,000 with business opportunities for BNB – newly refurbished self-contained apartment, 26 acres of valleys including a large 120m2 stable, additional outbuilding. This immaculately presented property was totally reformed in 2010, and recently updated over the past 18 months to offer so many highlights. Large farmhouse with land and stables offering- 4-5 double bedrooms within the main building Master bedroom with large walk-in wardrobe and ensuite Very spacious open plan living areas- bespoke designed new kitchen, dining room and lounge Underfloor heating on the ground floor Central heating to the first floor via gas Newly fitted solar panel system Above ground swimming pool surrounded by new landscaped terraces 3 Aircon units in the main house and a further unit in the apartment 3 lounges- two on the ground floor, one on the first floor Separate self-contained 1 bedroom apartment with licence for rental - includes private patio 120m2 stables with stalls set up to provide homing for horses 26 acres of land- includes panoramic views of your own valley 3 caves- perfect as hobby rooms/storage/man caves Within the land there are separated and fenced areas for cattle/horses including an enclosed stable An additional outbuilding with new roof that can be adapted for additional living accommodation or another BNB opportunity Wrap around terraces providing 360 degrees of quite stunning views across the mountains and valleys Self-contained apartment has its own patio area and gardens laid with plants and stones Additional two rooms on the ground floor -could be an additional self-contained apartment with separate access to the front Separate large outbuilding with new roof that can be converted to offer another self-contained apartment or an amazing craft/artisan space Electric and water on mains supply, however with access to the lands own streams to be off grid and now with a newly fitted Solar Panel System. Let's explore this stunning property further – a key feature is the stunning panoramic views- adored so much that it was the location for a TV series- Lost in Paradise and is a notable home in the area. We enter through a private driveway with plenty of parking space to the front. The main house sits to the right, with the garage and separate self-contained apartment to the left. The first impressions will take your breath away with the panoramic views-across the property's own valleys. We enter the main home, into a hallway that leads off the first bathroom, pantry and staircase to the first floor. We head left into the bespoke fully fitted kitchen, with bar island that house the sink. There are plenty of fitted wall and floor cupboards with fitted ovens. There is also a fitted BBQ. The kitchen area is open plan and has been designed as a great entertaining space. A step takes us to the open plan living rooms- firstly a dining room, then to the first lounge. To the right is a further lounge with log burner. As we head directly in front of the first lounge there are further rooms that are currently used for storage. There is also an external doorway that leads to the front terrace. This space could be adapted to offer a self-contained annex. The whole downstairs feels bright and spacious. The ground floor benefits from underfloor heating. The first floor offers an addition lounge placed in the centre with windows to enjoy the views over your valleys, 4 large double bedrooms, separate bathroom, storage cupboard and the master bedroom has a beautiful ensuite with stand-alone bath. This floor also has a spacious feel with the rooms well placed. The first floor benefits from having fitted gas central heating throughout. The surrounding gardens have been laid with stones and offer numerous outside areas to fully embrace outside living and the scenery. Across the terraces there is a separate building, with a garage/workshop to the front. The self-contained purpose converted apartment is surrounded with its own gardens and newly laid patio. We enter into the open plan lounge, diner and kitchen. The new kitchen is fully fitted with floor and wall units, oven and hob. There is a separate double bedroom and a newly fitted bathroom with large walk-in shower. This apartment has very recently been modernised and holds a licence for rental. All windows and doors are newly fitted. To the other side of the main property there is another self-contained building that has partially been renovated. This could be utilized for another possible rental option, a guest wing for family and friends or a large workshop. The land offers huge potential- currently has 3 unformed caves- can literally be cleared for man caves/hobby rooms. There are fenced areas that have previously been used for horses and cattle in the lower part of the valley. There is a good size stable block that would be perfect for horses. EPC is current and all legal paperwork in place- including licences for the 1 bed self-contained apartment for rental. This property will make a stunning family home or offers business opportunities too. Bring your Spanish dreams to life in the beautiful area of Los Vélez-



including the towns of Vélez Rubio, Vélez Blanco & Chirivel. All the surrounding towns offer quite impressive scenery Vélez Blanco- having its own Castle that sits proudly in the mountains overlooking the valleys. Have you seen the Indalo man on your travels in the region, this is a symbol of good luck and safekeeping. The original drawings can still be seen in the caves near Vélez Blanco/Vélez Rubio. The Indalo man is now recognized as the official symbol of Almeria- the is one important rule to follow- you cannot buy an Indalo man keepsake for yourself-they have to be gifted to you. The symbol itself is said to represent a human holding a rainbow overhead. Originally, the symbol was painted on the front of your property to protect them from evil. You can find many decorations now including the popular symbol. Vélez Rubio is ranked in the top 10 places to visit in Southern Spain to enjoy the local celebrations and fiestas. We highly recommend enjoying one of the restaurants in the Plaza De La Encarnacion in Vélez Rubio or embrace the spectacular views enjoying a morning coffee at the Hotel Velad Al Abyadh in Vélez Blanco. The town has a great market on Saturdays. * 2 floors * Build Size 234 m² * Plot Size 10,52 hectares * Plunge Pool * Mains Water * Mains Electric * Telephone Possible * Internet Possible * Furniture Negotiable * Air Conditioning * Central Heating * Private Terrace * Garage * 90 minutes drive to the beach * 10 minutes drive to the shops * IBI property tax: €116,18 per annum * Refuse fees: €61,68 per annum