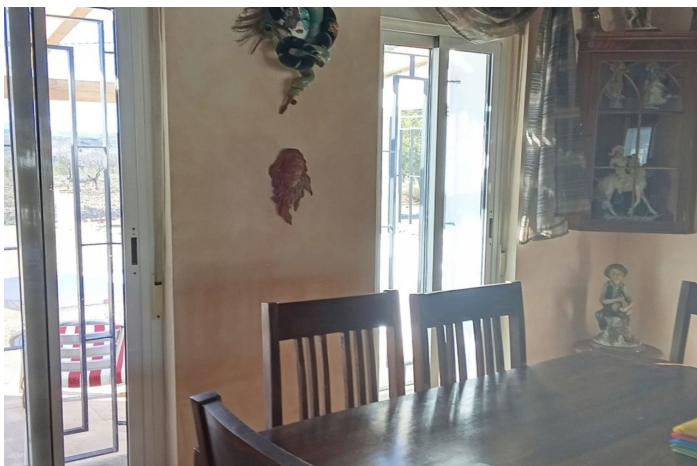




## Detached Villa for sale in Serón, Serón

374 995 €

Référence: R5144716 Chambres: 4 Bain: 3 Terrain: 21 078m<sup>2</sup> Construite: 233m<sup>2</sup>





## Inland Almeria, Serón

It is our pleasure to share with our Spanish Collaborator this stunning 4 bed detached villa for sale for €379,995, close to Seron, Almeria. This home has so many possibilities- with a self-contained apartment offering 2 double bedrooms, has been run as a successful rental business over the past few years- Tourist Licence in place and could be transferred.

The property offers build size of 233m2 and land of 21078m2- another benefit it also holds an OCA licence for horses- already has electric fencing run for different paddock areas and there are 3 barns-for hay storage and stabling. There is a separate tack room and storage room. The main barn has an automatic water feeder installed. Modern villa offering 4 double bedrooms-(including a self-contained apartment with 2 bedrooms) with Tourist Licences. The Master bedroom is truly a suite- with an entrance hall with fitted wardrobes and large ensuite. Over 20,000m2 of land-mainly flat- including 3 barns/stables, enclosed paddocks and holds an OCA Licence Terraced and landscaped garden's that wrap around the villa- including 6x3m2 pool, 3x3m2 jacuzzi and waterfall feature Several patio areas to embrace the 360-degree spectacular mountain views Underfloor heating in the property and servicing wall mounted heating The property has been run as a successful BNB business and has so much potential to expand even further The surrounding landscape lends itself perfectly for horse riding with scenic tracks on your doorstep. With the 360-degree panoramic views, this home is ripe for business opportunities-maybe you'll offer horse riding holidays with accommodation included. The land is mainly flat so would also be the ideal location to create a countryside retreat. The current owners have created beautiful landscaped gardens that wrap around the villa. The surrounding gardens are laid with pathways of stones and tiles. There is plenty of space to the sides and front for parking. The apartment guests have their own parking areas too. This beautiful villa is very well maintained, definitely turn key ready and is available part-furnished. Let's explore more- to the left-hand side of the front entrance is an enclosed terrace with wooden pergola fitted. The main door is a UVPC door with a glass panel to the side. In this area there is an enclosed entrance porch with seating- both areas perfect for enjoying the glorious Spanish sunsets. The entrance hallway is spacious and enhanced with 2 separate ceiling to floor windows, the ceilings are high with spotlights fitted. The left-hand side begins with a large lounge/diner with windows to each end. The dining room faces to the front of the villa- with two ceiling to floor sliding doors. The lounge end features floor to ceiling patio doors with glass panels to each side- maximising the views over to the pool garden. The lounge/diner features high ceilings with wooden beams and a built-in chimney with fitted pellet burner. Off to the side of the lounge we enter in to the kitchen/diner. We find stylish fully fitted kitchen- with floor and wall cupboards, fitted microwave. There are UVPC double sliding patio doors leading to the pool garden. The kitchen has fitted pantry and storage cupboards. Now let's head to the right-hand side where the bedrooms and family bathroom are located. The Master bedroom is truly a Suite- entering in to the first zone with fitted wardrobes- 6 x double wardrobes and four counter tops. As we enter, we are instantly drawn to the large sliding UVPC sliding doors in front of us offering views to the pool garden, patio and mountains. This bedroom has been stylishly finished with dropped ceilings to each side with spotlights underneath. There is a centre wall in the main room, with electric sockets adding real depth to the room. The large ensuite leads off to the right with fitted sink, large walk-in shower with bespoke stoned flooring, fitted cupboards with mirrors and lights. The family bathroom is completed fitted and has a very spa feel-with fitted mirrors, shelving & stylish panelling. It boasts "his & her" sinks, corner bath with shower above and bidet. The family bathroom is fully tiled with spotlights in the ceiling and the bath even has a tiled step. The second double bedroom has a UVPC windows with views to the front terraces and views to the west. To the left of this area there is a secure wooden door giving access to the self-contained apartment- so could easily be combined in to the main villa living. The southeast corner of this beautiful villa offers the self-contained apartment. The apartment can be accessed through its own entrance to the east or directly through the main villas' hallway. The apartment offers 2 double bedrooms, lounge with log burner, kitchen/diner and bathroom. In the kitchen we particularly love the bespoke worktops and splashbacks-adding character to the fitted floor cupboards. The apartment holds a Tourist Licence and the current owners have had a successful business with most of the clients returning annually. The kitchen/diner heads out to a secluded terrace with access to the pool garden. The pool garden has been beautifully landscaped with pathing and stoned areas. The walls have been designed to add curves and texture to the area- with the pool pump house and



two separate storage rooms cleverly enclosed. The centre piece to the pool garden is a risen pool area- leading to a water fall to the main pool. There are several seating areas included in this relaxing zone. There is also an enclosed area for your BBQ and outside kitchen to the left-hand side. In front of the main villas kitchen and lounge we embrace a large patio, perfect for al fresco lunches and outside entertaining. The property has all local facilities close by- being only a 5-minute drive to Hijate, 12 minutes to Seron, 25 minutes to Baza & 35 minutes to Albox. An AFO has been applied for and will be in place before completion \* Build Size 233 m<sup>2</sup> \* Plot Size 2,11 hectares \* Ground floor \* Private Pool \* Mains Water \* Mains Electric \* Telephone Possible \* Internet Possible \* Part Furnished \* Private Terrace \* Private parking \* 60 minutes drive to the beach \* 5 minutes drive to the shops \* IBI property tax: €353,53 per annum \* Refuse fees: €92,64 per annum



## Spécification:

### Caractéristiques

Terrasse privée

### Parking

Private

### Piscine

Private

### Meubles

Partie fournie