



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

139.995 €

Referenz: R5210101 Schlafzimmer: 3 Badezimmer: 1 Grundstücksgröße: 18.000m<sup>2</sup> Garten: 98m<sup>2</sup>





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## Inland Almeria, Oria

### Charming Traditional Cortijo in Oria &ndash; Full of Character and Endless Possibilities

Discover this wonderful opportunity to purchase a beautiful Cortijo located in the picturesque countryside of Oria. Surrounded by rolling hills and stunning mountain views, this property perfectly combines traditional Spanish charm with space, tranquillity, and versatility.

Accessed via a private gated entrance with both pedestrian and vehicle access, the property immediately welcomes you with its generous outdoor areas.

Here you'll find a large courtyard with plenty of room for relaxation and outdoor dining, along with a purpose-built screened seating and eating area &mdash; ideal for enjoying the warm Andalusian evenings. The grounds also feature a chicken coop, greenhouse, a two storey house, which could be renovated and made into a guest house for family, or to rent out, and a workshop/mancave, and direct gated access to the open countryside (campo).

This land is also owned by the vendor and has tiers on which there are almond, olive and fig trees, and there is also access to a water balsa for a number of hours a week, allowing agricultural water for growing vegetables.

Access to the property is via a further gate. Here you have a utility area/storage area, which houses the washing machine and extra fridge/freezer etc.

Stepping inside, you're greeted by a classic Andalusian ambiance. The thick traditional walls ensure a comfortable temperature all year round.

The main entrance opens into a dining area with a charming pellet burner, a feature archway allows you views to the cosy lounge.

From here, you'll find a versatile layout including a bedroom currently used as a snug, an additional room serving as an office and dressing area, and a generous bathroom complete with bathtub and overhead shower and also a woodburner. From here you can also access the main bedroom, which can also be accessed directly from the lounge.

The kitchen is traditionally styled and full of rustic character &mdash; ready for personal touches to make it your own.

With its generous outdoor space, authentic features, and peaceful location, this Cortijo is a true slice of Spanish country living. Whether you're seeking a permanent home, a holiday retreat, or a renovation project, this property offers endless potential. What is currently a full dressing room could be converted in to a third bedroom.

Contact us today to arrange your viewing &mdash; you'll fall in love with the charm and lifestyle this home offers.

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- \* Build Size 98 m<sup>2</sup>
  - \* Plot Size 1,80 hectares
  - \* Ground floor
  - \* Mains Water
  - \* Mains Electric
  - \* Telephone Possible
  - \* Internet Possible
  - \* Furniture Negotiable
  - \* Sun Terrace
  - \* Private parking
  - \* 60 minutes drive to the beach
  - \* IBI property tax: €74,78 per annum
  - \* Refuse fees: €205,60 per annum



## Eigenschaften:

Privat