



Finca - Rural Estate for sale in Chirivel, Chirivel

395 000 €

Référence: R5217481 Chambres: 6 Bain: 6 Terrain: 4 344m² Construite: 302m²





Inland Almeria, Chirivel

We are extremely proud to share with our Spanish Collaborator this impressive large family Farmhouse new to the market for sale for €395,000. This property offers spacious accommodation (302m² build) with 5 double bedrooms, 6 living rooms, 4 bathrooms, 3 kitchens, 2 separate toilets, enclosed gardens surrounding the home of 516m², infinity swimming pool, with adjoining land of 3828m² (with outline planning permission for further houses). The home is set over 3 floors, with the ground floor boasting 2 double bedrooms both with ensembles, 4 living rooms, very large, beautiful family kitchen, various entertaining areas with terraces and infinity pool. The upper floor holds two self-contained apartments- the first with two double bedrooms, lounge/kitchen/diner, bathroom and apartment two offers one double bedroom, lounge/kitchen/diner and bathroom. The apartments are accessed by independent staircase leading to the south facing balcony with picturesque scenery over the south terraces and mountains. The apartments are fully equipped for family and friends visiting and could be expanded to host a BNB opportunity (subject to licences). The lower level holds the secret of 3 storage rooms/areas and has previously housed the families' chickens. The current owners purchased the home 20 years ago; they were drawn to the potential the original buildings held and the key highlight for them were the stunning panoramic views across the countryside and mountains. The home has been lovingly restored and extended over the years to offer a warm welcome to family and friends. The ground floor includes some original features-fully restored and is a real Tardis with 4 living rooms- an entrance lounge, mid lounge, entertainment lounge and a highlight the mountain view lounge/diner. This property must be viewed to fully appreciate all the delights it holds. The house offers privacy while not feeling isolated. Key Highlights – 5 double bedrooms – 2 with ensembles 6 living rooms 3 kitchens 4 bathrooms and 2 separate toilets Sold furnished (excluding personal items) Enclosed gardens giving 516m² of entertaining terraces Infinity Swimming Pool Solar System fitted supplying the homes electricity – 5.6KW provided by 10 panels and 5KW storage battery, also connected to the mains AFO in place Let's explore this wonderful farmhouse... The property is conveniently accessed fully by tarmac roads, being a short (under 10-minutes) drive to the bustling town of Velez Rubio and close to Chirivel, Almeria, Spain. It is located near to the A92 giving easy access for the owners, family and friends. We park in front of the house and take a moment to embrace the surrounding countryside- with the mountains views immediately drawing our attention. This is a prime location for bird enthusiasts with the local birds of prey often flying overhead. There are two entrances to the south terrace- offering fully enclosed main gardens with 516m². The front entrance takes us down a few steps with the house presented in front of us. The side entrance takes us straight into the south facing terraces. The family have clearly fully utilised the gardens, with two enclosed seating areas. One with built in seating with circular table- seating 8 people. The second includes a built-in bar, with lighting, ceiling fan fitting and electrics. The south garden holds established flower beds- ground level and raised areas. There are fig and olive trees, also cacti and beautiful roses planted. The remaining ground is covered with stones for easy maintenance. There is a further seating area with a swing bench-perfectly situated to enjoy both sunrises and sunsets. We also have a separate storage room – that houses the solar equipment and plenty of room with log storage too. The flow of the enclosed gardens naturally takes us to the east- sunrise terraces- where we have another terraced patio with a large brick-built BBQ. This area is complemented with patterned floor tiles and the walls are partly covered with brick feature tiles too. There is entrance to mountain view living/dining room from this terrace too. To the side of this area, we head down a couple of steps and enter the enclosed pool patio. Here we have the infinity pool – we immediately sit at the side to imagine enjoying a morning swim enjoying watching the sunrise. The sunrise terrace has a separate toilet with basin, and two further water storage containers. Exploring the lower level we find 3 storage rooms/areas and shed. These are a real gem for gardening equipment, tools, sports equipment. The family have previously kept chickens in the middle area too. There are 2 IPC water containers held here- collecting water from the fitted guttering- perfect for watering the plants. There is a further terrace at the rear of the building. The layout of the gardens have been carefully planned for all year round entertaining. The ground floor can be accessed by three front entrances – the main doors take us into the central hall – a doorway to the right leads us to a double bedroom, with full ensuite with window, wall mounted central heating, double glazed window to the east. Down a couple of steps in the entrance hall we enter the first lounge, with two



double glazed windows and open wood burner. The ground floor has been fully restored to include feature wooden ceiling beams, wall mounted central heating, all rooms are spacious with high ceilings throughout. There is the second lounge off to the right with double glazed window to the east and log burner. In-between these rooms there is a feature high window with shelf. Heading to the side of this lounge we come to the mountain view lounge/diner. This room has been well planned to fully maximise the stunning views- fitted with wrap around windows with fly screens and sliding patio doors to the sunrise terraces and swimming pool. There is a hallway that takes us to the master bedroom with double glazed window, ceiling fan, fitted cupboard and wardrobe. There is a full ensuite too. In the heart of the home lays the large family kitchen/diner. The room benefits from two windows, fully fitted kitchen units- with wooden and stainless-steel doors, beautiful wooden ceiling beams and ceiling fan. There is a separate toilet conveniently located off from the kitchen. Through the restored wooden door we enter into the fourth living room, this room has two windows, sliding double patio doors leading to the south gardens and a fitted log burner. From this room we head back into the gardens and go up the independent staircase leading us to the first-floor accommodation. The balcony faces south with views to the east and west-the perfect spot to enjoy a nice coffee watching the sunrises and sunsets. Both apartments are fully equipped to offer very comfortable accommodation for family and friends, with potential to host a BNB business (subject to obtaining licences). The first apartment has two double bedrooms, kitchen with gas hob, lounge/diner and bathroom. This apartment sleeps 8 people- bed 2 has twin and bunk beds, bed 1 - a double bed and a sofa bed in the lounge. Apartment 2 offers accommodation for 4 people- 1 double bedroom with sofa bed in the lounge, kitchen (with gas oven and hob)/lounge/diner and bathroom. Both apartments have fitted log burners, are fully double glazed and boast very high ceilings. There is a bonus of adjoining land of 3828m² - the current owners sought outline permission to build three properties. Utility details Electric- Solar System fitted with a 5KW storage battery and mains electric. Current monthly electric bill around €6.50 per month for standing charges. The owners have remained connected to the mains in case of the solar and battery not being sufficient-cloud coverage and can be reverted with auto change over via hybrid inverter Water- mains and also local source water available IBI - €367 PA WIFI - installed and large satellite dish EPC - Pending Focus on Los Velez We not only love the area of Los Velez, we also chose it to be our forever home. We originally moved to Spain slightly nearer to the coast, thinking we would be spending a lot of time at the beach. The reality is-we didn't. We would go to a nice coffee shop and enjoy the views occasionally. When we saw a country home needing renovations a little bit further inland, we both instantly fell in love. Not only with the property, but the local area also sounded stunning. There is so much history here, also climate benefits-having less humidity in the summer- an important factor when looking to relocate to Southern Spain. Los Velez is located in the area of Almeria close to the border to Murcia, under an hour's drive from the popular coastal towns of Mojacar and Aguilas. We are also blessed to be fairly close to the picturesque Lake Negratin with the natural Spas in Zujar. Let's explore the towns from our personal point of view Velez Rubio 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 Velez 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- offering locally grown fruit & veg, a good selection of clothing too. There are also over 50 restaurants and bars for your entertainment. The area offers vast outdoor activities all year round- hiking, biking & trekking. The beautiful Lake Negratin is not far away offering water sports and natural spas for your pure relaxation. Zujar offers natural spas too. Local destinations- Velez Rubio to Murcia International Airport- 113km (55mins) Alicante Airport 178km (1hr 45mins) Almeria Airport 150km (1 hr 25 mins) Granada 163km (1 hr 40 mins)



Sierra Nevada 136 km (1 hr 45 mins) Lorca 44km (35 mins) Mojacar Beaches 93 km (1 hr) Aguilas Beaches 78km (55 mins) Lake Negratin 84km (55mins) Pulpi Beaches 51km (45 mins) Baza 70km (45mins) * 3 floors * Build Size 302 m² * Plot Size 4,344 m² * Private Pool * Mains Water * Solar Power Electric * Telephone Possible * Internet Possible * Furniture Negotiable * Private Terrace * Private parking * 45 minutes drive to the beach * 5 minutes drive to the shops * IBI property tax: €367,00 per annum * Refuse fees: €205,60 per annum



Spécification:

Caractéristiques

Terrasse privée

Piscine

Private

Parking

Private