



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

**399.950 €**Referentie: R5120434 Slaapkamers: 6 Badkamers: 4 Plotgrootte: 9.737m<sup>2</sup> Perceelgrootte: 377m<sup>2</sup>



## Inland Almeria, Vélez-Blanco

It is our honour to present this impressive hillside property for sale for 450,000 with quite spectacular views over Velez Rubio, Almeria, Southern Spain. This well presented home sits over three levels, with the main accommodation with four double bedrooms being on the first floor, the lower level has a converted room with bathroom, large garage/workshop (39m<sup>2</sup>) and storage room. The second floor offers 2 further double bedrooms with a family bathroom. The property sits proudly within landscaped terraced land of 9737m<sup>2</sup>. The second terrace holds the main entrance to the pool garden and level one of the home, with a separate Casita with two rooms and kitchenette-currently utilized as a Spa Retreat-with hot tub and Sauna, there is a newly fitted walk-in shower too. This property really needs to be viewed to fully appreciate the superior panoramic views, quality finishing touches and the potential that this home offers you and your family. Key Features- 6/7 Double Bedrooms – four double bedrooms on the first floor, two double bedrooms on the second floor, a converted room on the lower level, currently set as a Games Room 4 Separate Bathrooms – one on the lower level, two on the ground floor, one on the first floor, also further walk in shower in the Casita Two Tier Swimming Pool 8.6m x 4.2m, depths of 0.8m and 1.6m. Perfectly presented throughout, with the original construction starting in 1921, the current owners have further modernised over the past 20 years- has a modern yet authentic feel Four landscaped gardens with total land of 9736m<sup>2</sup>, including two with established, maintained fruit trees- Olives x 72, Almonds, Mulberry, Quince, Walnut, Plum, Fig, Orange, Cherry, Apples and Vines. Three of the terraces are fully fenced, with two external gated entrances, the first floor having electric gates. Large open plan lounge/diner 33m<sup>2</sup> featuring double aspect patio doors with fitted Air Curtain- leading to south facing terrace with pergola Fully fitted modern kitchen with breakfast bar Gas filled central heating throughout, log burner in the lounge, aircon units in the Master Bedroom and Lounge, fitted security system Mains Electric, locally supplied water with two additional water storage tanks, newly installed 3-cylinder cistern tank Let us explore this beautiful property We leave the historical town of Velez Rubio, taking a short drive (under 2.5km), the approach is via a tarmacked road, leading to the property's driveway alongside the grounds. We are greeted by the homes array of fruit trees in the lower-level gardens, here there is the first gated entrance. We head further up the driveway to the third garden, fully enclosed with an electric gate and a side entrance. This level is also fully landscaped with fruit trees, built in flower beds, water fall features, plenty of parking areas, a pergola and entrance to the first floor of the home. We are immediately drawn to explore the pool garden, expanding out in front of the home. This garden is laid with stones, pathing and a wooden patio. We must highlight the spectacular views and stop for a moment to embrace. We can see the town of Velez Rubio and know how stunning this will look in the evenings with the main church of Iglesia de la Encarnacion lit up. This level overlooks to two lower fields, that hold an extensive array of fruit trees- they are currently fully maintained by a local farmer. The inviting swimming pool sits proudly in the centre, having two levels makes it a real family pool. Towards the east side of the pool there is a self-contained Casita, offering two rooms and a kitchenette, with a walk-in shower. The area in front is tiled and the current owners use for the hot tub and shaded seating area. In the main room in the Casita they have installed a Sauna, completing this zone as a Spa-relaxation area. There are various areas around the gardens that are perfect for loungers to enjoy family days, an additional pergola faces south and the perfect spot to watch the sunrises and sunsets. Now we head into the first floor of the property, where the main living accommodation lays. We enter into the large open plan lounge/dining room. Immediately we are drawn to the far end with the spectacular views through the large patio doors. The rooms offers 33m<sup>2</sup> of living space, with a fitted log burner, two ceiling fans and aircon unit. This room is full of charm with decorative half stone lined walls, and centre architrave feature with pillars. There are wall mounted gas filled radiators throughout the house too. The bedroom wings lead off to the east and west, through hallways, both offering two double bedrooms and two bathrooms – total of four bedrooms, all with ceiling fans and two bathrooms on this level. The bathrooms have windows and wall mounted mirrors with lights fitted above. The Master Bedroom is in the West wing, also having an aircon unit fitted. The East wing bedrooms have views over the Pool Gardens. All windows are fitted wooden shutters with flyscreens and regas. The Kitchen is to the south of the home, having a fully fitted modern kitchen, breakfast bar, fitted Gas Hob, Extractor Fan, ceiling fan and fitted Electric Oven and Microwave. There are two fitted wine racks, and



a true picture window with views to Velez Rubio. The patio that leads off the dining room has a built in Pergola and offers a large area for Al Fresco entertaining, whilst enjoying the breathtaking views. This south facing area is enclosed with balustrades and gates at either side to the stairs that take us to the lower level. Internally to the west we have the terracotta tiled staircase taking us to the second floor. There are the two additional double bedrooms with a further bathroom in the middle being fully tiled and having a walk-in shower. Both bedrooms lead off from a hallway. Back to the first floor, we head to the lower level accessed by external staircases-one set to each side of the south terrace. Here we have the two lower fields, with the 72 Olive Trees and extensive fruit trees. In the centre of the lower level there is a large garage/workshop- 39m<sup>2</sup>, to the right is a storage room and to the left a restored room with a bathroom to the side. This could easily be an additional bedroom- subject to licences. The current owners have set this room as a games room, with sofas, TV for gaming. The workshop holds two water storage tanks. This substantial property is an idyllic family home or could offer potential business opportunities-such as BNB/Equestrian (subject to obtaining licences). Additional Information Newly installed 3-cylinder Septic Tank AFO applied for and in final stages EPC- in progress Velez Blanco, the property have access to free water via the local Bolsa. There's normally a service charge of around €40 per year \* 2 floors \* Build Size 377 m<sup>2</sup> \* Plot Size 9,737 m<sup>2</sup> \* Private Pool \* Mains Electric \* Telephone Possible \* Internet Possible \* Furniture Negotiable \* Air Conditioning \* Central Heating \* Private parking \* 60 minutes drive to the beach \* 10 minutes drive to the shops \* IBI property tax: €284,26 per annum



## Kenmerken:

Klimaatbeheersing  
Airconditioning  
Centrale verwarming

Zwembad  
private Pool

Parkeergelegenheid  
private Parking