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345.000€



We are delighted to offer for sale this superb COUNTRY RETREAT, situated just outside of the beautiful rural town of SERON, in ALMERIA. Over the last 20 years, this property has been a real labour of love for the current owners who have created a lovely family home, along with a thriving rental business. The property has the coveted registered "Casa Rural" status, for two self contained rental apartments which are suitable for short term holiday lets or longer term lets all year round, as well as the main house which is occupied by the owners. The property has been totally reformed over the years, including re-wiring and along with the apartments, land, swimming pool is all legally registered with the correct licences obtained and upto date escritura (title deeds). The lucky new owners will have the chance to acquire a successful "up and running" small business with repeat clientele, but also the opportunity to easily increase the accommodation to create additional rental apartments. There are a wealth of other options that may be considered given the amount of open space, countryside location and stunning panoramic views - think yoga retreat, wedding venue, cycling centre, holiday activity centre ..... just for starters!! There is 260m<sup>2</sup> of living space on offer, comprising of 6 bedrooms and 5 bathrooms across the three dwellings, although there are many more rooms which can be created should you desire. Sitting on a plot of almost 3000m<sup>2</sup> with an additional two separate fields directly opposite of some 2500m<sup>2</sup> with a small OLIVE GROVE, there are 100 mature fruit trees with other specimens to look out for aswell as olive being almond, pomegranate, fig, cherry, apricot, pear, plum and grape vines! You approach via an impressive long sweeping driveway which takes you to the front of the buildings, where immediately your eye is drawn not only to the abundance of pretty almond blossom all around, but the breathtaking mountain views that are right on your doorstep. Immediately in front of the main house and apartments, is a large central area which is a perfect area for entertaining - drinks on the terrace whilst admiring the view, and there is a CARPORT with undercover parking for three vehicles and a WORKSHOP. The accommodation throughout is catered for all seasons with ceiling fans, dual air conditioning, electric panel heaters and wood burner or pellet burner in all key rooms. It is presented in four separate self contained areas, the first of which is the MAIN HOUSE (2 bedroom, 2 bathroom). The current owners

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|-----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
|  6 dormitorios                            |  6 baños            |  260m <sup>2</sup> Tamaño de construcción |
|  5.500m <sup>2</sup> Tamaño de la parcela |  Piscina            |  Guest House                              |
|  Jacuzzi                                  |  mountain views     |  Off Road Parking                         |
|  air conditioning hot/Cold                |  Irrigation system  |  Ceiling fans                             |
|  BBQ                                      |  Charming Property  |  Fruit Trees                              |
|  Full of Character                        |  Internet Available |  Independent Apartment                    |
|  Garden Apartment                         |  countryside        |  large garden                             |
|  historic area                            |  Hills & Mountains  |  Country Walks                            |

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