



## 2 slaapkamer Landhuis Te koop in Valor, Granada

95.000€



This group of cortijos (a cortijada) is situated at 1.400 metres above sea level with wonderful open views looking south and comprises a finished cortijo of 140m<sup>2</sup>, a ruin of 200m<sup>2</sup>, another ruin of 100m<sup>2</sup> and a finished stable of 30m<sup>2</sup>. In total approximately 470 m<sup>2</sup> built, set in 80.000 m<sup>2</sup> of land, some agricultural, some mountainside with trees such as black polars, chestnuts and pines. The trees and plants that surround the house are irrigated by an automated drip-feed system.

The main house, which has been renovated with good taste retaining its rustic charm, consists of a kitchen/diner with fireplace, tack room, larder, 2 bedrooms and a shower room. Access is by a well-maintained track some 3 kms long. Only one other neighbour uses this track past the house but even his access can be changed by creating a track in another part of the land so that the track would terminate at the house. The walls of the remaining two cortijos are in generally good condition but both need a complete renovation. The property would make a wonderful home for one or more families and would also serve as a retreat for anyone wanting to offer alternative therapies, yoga etc.

### Services

The property has a shared spring with a continuous flow of water and this is already installed in the house. At present there is no solar energy installed as the owner gets his energy from the car battery. For permanent living a robust solar system would need to be installed and we can advise on this. It may also be possible to install a water turbine and wind generated energy is another possibility.

### Location

Situated above the village of Valor, which is only five minutes drive away and has all basic facilities, the principal regional centre of Ugíjar can be reached in 15 minutes, the coast in under an hour and the city of Almería with its airport in one and a half hours.

🛏 2 slaapkamers

🚿 1 badkamer

🏠 470m<sup>2</sup> Bouwgrootte

✚ 80.000m<sup>2</sup> Perceelgrootte