

## 5 bedroom Villa for sale in Lubrin, Almería

419,950€





For anyone looking for a home, business or both, in peace and tranquility in a beautiful part of Spain, this may be the property for you. Situated just 15 minutes drive from the market town of Lubrin for all your day to day needs and 30 mins drive from the larger town of Albox, with supermarkets banks and pharmacies. The coast can be reached in 50 minutes and there is easy access to three main airports via good motorway links.



The plot of 15,969m is situated in a spectacular country setting and has been extensively renovated by its current owners providing not only a beautiful family home, but also an income with the land with riding facilities, its one bed, one bath apartment suite and three furnished 'bell tents and has a well established touristic business with recurring business over a number of years.

The 275 mbuilt property is approached via a long, fir treelined driveway, with plenty of parking space. The outside area is extensive, with plenty of areas to sit and soak up the sun's rays, plus many shaded areas providing peace and tranquility. There is a newly built, roman style 8 x 4m swimming pool, which filters from the offgrid solar system. This is provided by a 4 KW solar installation, situated away from the house consisting of a 24volt inverter with 15 solar panels, which feed an automatic Tecniq Capri Generator. Alongside, the property also has a solar hot water system, water softener, gas backup boiler, septic tank drainage system and grey water collector system for irrigation of the trees. If this wasn't enough, there are also paddocks with two Arks, to provide shelter to the horses and a transferable licence for up to six horses.

The house itself is entered via a bespoke studded door into a large country style kitchen with a vaulted ceiling, a large range style oven, a central island and plenty of cupboards. There is also an original fireplace with a woodburning fire installed. Off the kitchen, there is a separate dining room for a more formal dining room, a large open lounge and a small snug room. The central hallway has stairs that lead to the first floor with four double bedrooms and two bathrooms.

The private apartment has its own entrance and consists of a cosy lounge with a woodburning fire providing warmth

 5 bedrooms  
 15,969m<sup>2</sup> Plot size

 3 bathrooms  
 Swimming Pool

 290m<sup>2</sup> Build size