

## 5 bedroom Country House for sale in Luarca, Asturias

95,000€



Charming Stone House with Land in Western Asturias















Nestled in the peaceful mountains of Valdés, just a short drive from the coast, this spacious stone-built house offers a unique opportunity to create a stunning rural retreat. Located in a quiet village, the property is in good structural condition, with large open-plan rooms that provide a blank canvas for renovation. It's an ideal project for anyone looking to develop a rural tourism business in one of northern Spain's most scenic regions.

Before starting renovations, the buyer will need to consult an architect to draft a project, which must then be approved by the local town hall and a building permit obtained. The approval process is straightforward, and the local authorities are very supportive of rural tourism initiatives.

Access to the property is easy via a paved road, suitable for all types of vehicles—no 4x4 needed. The sale includes 5,000 m<sup>2</sup> of land, perfect for growing vegetables, planting fruit trees, or keeping small livestock such as chickens or sheep.

A charming enclosed courtyard beside the main house offers a private and tranquil outdoor space, ideal for al fresco dining or relaxing in the fresh mountain air. Several outbuildings surround the courtyard, including a traditional hórreo (Asturian granary), all of which have potential to be converted into guest accommodation.

The surrounding area is rich in natural beauty and cultural interest, with nearby attractions such as a waterfall, a lake, and ancient Celtic ruins. Hiking enthusiasts will enjoy the extensive walking routes, while the picturesque coastal towns of Luarca and Cudillero are just a short drive away. The property also benefits from excellent road connections to Oviedo, Avilés and Gijón via the nearby motorway.

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|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
|  5 bedrooms                    |  1 bathroom                 |  400m <sup>2</sup> Build size |
|  5,000m <sup>2</sup> Plot size |  Stone built country house  |  Rural retreat                |
|  Internal courtyard            |  Traditional Hórreo         |  Loft space                   |
|  Open-plan layout              |  5000m <sup>2</sup> of land |  Mountain views               |
|  East facing                   |  Renovation required        |                                                                                                                    |