

## 2 bedroom Country House for sale in Salar, Granada

180,000€



Country house with licence to build (expired but not cancelled, easy to renew) in spectacular setting with open countryside views across to the Sierra de Loja. All the heavy work has been done, only the walls, roof and windows etc. needed. Powerful electricity connected. Legalised well.



The house is conceived as two bedroom, two bathrooms with a double height lounge dining room, a spacious open kitchen, an inner courtyard, a formal garden, pool, orchard and allotment. There are plans available together with alternative ways of using the available space.

Electricity was introduced as part of a private scheme. The owner's contribution was €23.000. The supply is 11KW. A well was dug and water discovered at 142 metres at a cost of €8.000. There is constantly 100 metres of water which is pumped to a tank for storage. This tank is under the long terrace at the front of the property. Provision has also been made to store rainwater in a separate tank. The well is legalised and authorised to draw 3.668.000 litres of water annually.

Access to the property is easy by a short hard 500 metre track, maintained by the local authority. The only users of this track are olive farmers. No other houses can be seen from the property but there is one neighbour 500 metres away. Absolute peace is guaranteed, only birdsong disturbs the air.

The property has approximately 200 olive trees which are farmed by a local person in exchange for olive oil and/or cash.

Situated between Granada and Malaga, only five minutes drive (or a longer walk) from the village and only seven minutes off the A92 motorway, the position is ideal for both airports. Granada airport can be reached in 25 minutes, Malaga airport in 50 minutes.

 2 bedrooms  
 22,000m<sup>2</sup> Plot size

 2 bathrooms

 150m<sup>2</sup> Build size