

## Country House for sale in Alora, Málaga

159,750€

This property enjoys an enviable location in the Andalucian countryside just 10 minutes drive from Álora pueblo, with excellent access directly off of a tarmac country road. The property comprises of more than 4 hectares (41,350m<sup>2</sup>) of relatively flat land within which is located a traditional farmhouse and outbuildings with a total build size of 374m<sup>2</sup>. Of the land, 7200m<sup>2</sup> is classified as irrigated and planted out with citrus trees, 8,276 m<sup>2</sup> olive grove and the remainder of the land is pasture. The house and outbuildings, although currently inhabited, do require modernisation but offer fabulous potential either for refurbishment to provide a spacious family home, an equestrian property or perhaps for provision of rural tourism accommodation. The farmhouse offers accommodation over 2 levels; 141m<sup>2</sup> on the ground floor and 50m<sup>2</sup> on the upper floor and the attached outbuilding extends to 183m<sup>2</sup>. They are built around a very charming, traditional, Andalucian courtyard or patio. In addition, there are various other small outbuildings such as a chicken coop and hay shed. There is also a pretty garden area close to the house, hosting a variety of colourful plants and shrubs and hosting a prefabricated 7,5m x 3,5m<sup>2</sup> swimming pool. Mains electricity, drinking water and irrigation water are connected. This property offers an excellent renovation project at a competitive price.

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|---|---|--|
|  0 bedrooms                     |  0 bathrooms   |  374m <sup>2</sup> Build size |
|  41,350m <sup>2</sup> Plot size |  BBQ           |  Open Terrace/Patio           |
|  Close to all Amenities         |  Country Walks |  Countryside                  |
|  Electric Hot Water             |  Mature Garden |  Outside Dining               |
|  Quiet Location                 |  Shed          |  Short Drive To Shops         |
|  Trees                          |   |  |