



## 3 bedroom Country House for sale in San Francisco, Almería

88,000€



Traditional cortijo with great potential, ideal for those looking for a rural property to complete, set in a peaceful environment with beautiful open countryside views. The main house offers a built area of 105 m<sup>2</sup> and features a comfortable layout including a spacious living room, an unfitted kitchen with a wood-burning fireplace, three bedrooms, and one bathroom.

The property also benefits from an independent 24 m<sup>2</sup> garage and, to the rear, a private patio giving access to a 60 m<sup>2</sup> outbuilding, ideal for use as a storage area, workshop or for future projects, subject to regulations.

Regarding utilities, the cortijo has irrigation water connected, a septic tank already installed, and the electricity supply is located very close to the property, allowing for easy connection.

All of this is set on a completely flat plot of approximately 12,000 m<sup>2</sup>, with convenient access via an asphalt road, ensuring privacy, tranquillity, and year-round accessibility. The coast is less than 30 minutes away, and the popular town of Huércal-Overa, with all amenities, is just a 10-minute drive, making this an excellent opportunity to enjoy country living without sacrificing convenience.

 3 bedrooms  
 12,000m<sup>2</sup> Plot size

 1 bathroom  
 garage

 190m<sup>2</sup> Build size  
 outbuildings



Property marketed by Casas Almería