

## 1 sovrum Lantställe till salu i Canillas de Albaida, Málaga

180.000€



This Cortijo is located between Archez and Salares, in the municipality of Canillas de Albaida in the Malaga province of Andalucia, Spain and has been producing profits for the same family for many years. The property consists of 4 plots totalling 19.504m<sup>2</sup>, of which 2 are together and this is where the largest production of the farm is and where the house is located. The property is accessed from the main road by a 600m dirt track which is in very good condition. The entrance gate leads to the interior of the property which has a variety of fruit and avocado trees, on the left side is the carport and on the right side a leafy walnut tree shades the porch. The house is on one level and is accessed through a large porch, which leads to a light-filled living room with a fireplace that leads to the left side to two kitchens with pantry, one of them with butane and the other with wood burning stove, and from the kitchen there is access to a large bathroom with bathtub. The lounge also leads to a storage room and on the right hand side to a double bedroom. On the left side of the house and to the rear there is a storeroom and off this there is access to the upper part of the garage and the bathroom where the space could be used to extend the property. The property has more than 200 avocado trees with an average annual production of 12.000kg, lemon trees, orange trees, medlar trees, fig trees, 1 strawberry tree, 2 mulberry trees, olive trees (25 of them are more than 300 years old), carob trees, walnut trees and chestnut trees. The full plot has several access roads between the different parcels, to easily maintain everything. All the trees total 400 units with CAP rights. The Cortijo has electricity and water connected to the municipal network as well as water for irrigation from the Irrigation Community, with certified concession, 3 springs of the estate registered in the Mediterranean Basin and with the possibility of taking soundings with five marked points. There are 3 deposits for irrigation: 1.- Deposit of 465.000 litres, covered with shed with control panel for electric motor and diesel engine, 2.- Deposit of spring with 5.000 litres of water uncovered, with shed for electric panel, 3.- Deposit of 25.000 litres, with shed and automatic irrigation system, Ph injector and fertilizer spreader. The electricity to all the houses is underground and the pipes between the tanks are also underground. If you are one of those people who like to live in a quiet place, enjoy life in the countryside but with the convenience of all services and that also generate

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| 1 sovrum                         | 1 badrum            | 131m <sup>2</sup> Bygg storlek |
| 19.504m <sup>2</sup> Tomtstorlek | Car Port            | Detached                       |
| Fireplace                        | Fitted Kitchen      | Fruit Trees                    |
| Furnished                        | Garden              | Ideal Family Home              |
| Ideal for Country Lovers         | Investment Property | One Level                      |
| Parking Space                    | Patio               | Private Garage                 |
| Spectacular views                | Storage Room        | Water Deposit                  |