

APF-4574 - Cortijo Cabrerias - Velez Rubio



€ 189,950

Country House Detached Renovated

Land area - 13.6713 hectares Floor area - 271 m

5 bedrooms

2 bathrooms

Water: Mains Electricity: Mains

Telephone: Yes Internet: Yes

Swimming Pool: No

!!! REDUCED!!!

Detached 5 bedroom, 2 bathroom country house with fabulous indoor spa pool, situated in the beautiful rural countryside of Velez Rubio in Almeria Province. The historical town of Velez Rubio offers all amenities and can be reached in around 25 minutes.

With a generous build size of 271m2, this two storey house is set in a huge plot of 13.6 hectares which is mostly planted with productive almond trees along with a few olives. The trees are currently being cared for & harvested by a local farmer who is happy to continue with this arrangement for the new owner should they wish.

From an enclosed porch to the rear of the house, a traditional wooden stable door opens into the kitchen which is fitted with a good range of storage cupboards & drawers, a free standing gas cooker, microwave, fridge freezer, and a feature central island which offers additional storage. Adjoining the kitchen is a lovely bright dining room with a free standing wood burner. Also leading off the kitchen is a good sized utility room, and a hallway with access to a useful pantry and a small storeroom.

The hallway also gives access to a double bedroom with ceiling fan, a bathroom comprising bath with shower over, WC and pedestal basin, and a cloakroom with WC and basin. To the end of the hall a door leads into room currently used as a study / office with a door leading into a large lounge with free standing wood burner

and a glazed door to the front of the house. The study also gives access to a bright & spacious room which houses the 5 x 3m exercise spa / Jacuzzi. This room is fitted with air conditioning and has patio doors to the front of the house.

Stairs from the hallway lead up to the first floor which comprises four further bedrooms and a family shower room fitted with a large glazed shower cubicle, WC and a basin set in a vanity unit. Bedroom 2 is large double bedroom with access to a private terrace with far reaching views, and a hatch which gives access to a large attic area. Bedrooms 3 & 4 are both good sized double rooms and have access to a shared terrace, again with lovely views. Bedroom 5 is currently set up as a twin room.

Outside, both a pedestrian and a sliding vehicle gate open into a walled area of the plot where there is a tiled patio, two garages, a brick built shed and a metal shed. The property has a 3000 litre mains water reserve tank, as well as a 30.000 litre water deposit for irrigation water which is filled by tanker. Two gas water heaters have been installed, one for the kitchen and the other for the bathrooms.

This property could easily be divided into two separate dwellings with independant access, allowing for mutli-family living.