

## APF-5158 - Cortijo Higuera - Cantoria



**€ 174,950**

Country House   Semi-detached   Renovated

Land area - 1,612 m   Floor area - 229 m

4 bedrooms

2 bathrooms

Water: Mains   Electricity: Mains

Telephone: Possible   Internet: Possible

Swimming Pool: No

A charming renovated traditional two storey property semi- detached 4 bedroom country house for sale in Almeria Province.

The main house has a build of 142m<sup>2</sup> with a total build, including the out buildings, of 229 m<sup>2</sup> and is situated in the Arroyo Albánchez area, only a few minutes drive or 20 minutes walk from the charming village of Almanzora that offers basic amenities including tapas bars, small supermarkets, a bank, medical centre and pharmacy and about a 15 minute drive from the town of Cantoria which offers all amenities necessary for day to day living and approximately 18 minutes drive to the bustling town of Albox where all amenities can be found including shops, cafes, bars, restaurants, banks, schools and a 24 hour medical centre, and around 50 minutes from the coastal resorts of Garrucha, Vera and Mojácar.

In front of the property there is an area of land that could be fenced off.

There are two small terraces and a path that leads down to the land and this has the possibility of being used for an above ground pool. The land is planted with fruit trees including quince, apple, cherry, fig, apricot, nispero, pear, pomegranates, plum, black and yellow laurel tree in a fenced plot and has an irrigation system.

The traditional front door opens into a wide hallway where to the left is a double bedroom with fitted wardrobes and to the right is the shower room with a tiled walk in shower, vanity unit with inset wash hand basin, WC and an area for storage.

From the hallway an opening gives access to the main living area providing a lounge area to one side with an open traditional feature fireplace and there is also a dining area in this room, to the other side is the kitchen area with fitted units and gas hob, electric oven, double sink. From here is a door leading to the rear patio area which has enough space for an above ground pool.

From the hallway are steps leading up to the first floor which has a large landing room from where access leads into a large double bedroom with ceiling fan, a passageway then leads to two charming double bedrooms.

Back to the rear patio from the kitchen, there is a building which houses the outside shower, wash hand basin and WC. There is another outbuilding which was previously old animal rooms that have been converted into a games room with rustic style walls and a new tiled floor. There are steps leading up to the higher level with vehicular access and a store room.

From the roadside level through a gate there is a large space for private parking.

This property has lots of potential as the top floor of the main house is ideal for conversion to an apartment for rentals or family members to have their own space.