

APF-5574 - Casa Margret - Arboleas



€ 189,999

Village House Semi-detached Renovated

Land area - 452 m Floor area - 304 m

5 bedrooms

2 bathrooms

Total Rooms - 18 rooms

Water: Mains Electricity: Mains

Telephone: Possible Internet: Possible

Swimming Pool: No

This beautiful, very spacious and well maintained cortijo is located in La Cinta, a hamlet of Arboleas.

In La Cinta you will find 2 local bars and a shop about a 5-minute walk from the house. Arboleas itself is about a 5-minute drive from the house. Arboleas is a municipality in the province of Almería and is a small town on the banks of the now dry Almanzora River.

Arboleas is a typical Spanish village and is located about 8 km from Albox. Arboleas is centered around the church. This growing village currently has 3 supermarkets, post office, banks, bakers, bars, restaurants, pharmacy and a doctor with an English speaking nurse. There is a local school for children under 12 and a bus service to the nearest secondary school in Albox. The weekly market is held every Saturday morning where you can buy fresh fruit and vegetables, clothes, shoes, linen, etc.

Cortijo with 304 m² built, plot area of 452 m², built in 1900, 3 living rooms, 2 halls, 5 bedrooms with possibility to expand to 9 bedrooms, 2 bathrooms, 2 toilets, storage room, laundry, pellet stove, air conditioning, terraces, BBQ area , blinds

Upon arrival at this beautiful and especially spacious cortijo, we have an accompanying plot of 113 m² on the opposite side. This plot is ideal for parking the cars.

When we now enter the house, we first enter the entrance hall. To the left and right of the entrance hall we have two spacious bedrooms, both with shutters so that the rooms can be darkened properly.

If we continue through the entrance hall, we enter the first living room or TV room via an arched passage. This living space is wonderfully heated in the cooler winter months with a pellet stove. On the other side of the living room, we enter the third spacious bedroom through an authentic wooden door. This room is also large enough to make a double bedroom.

If we leave this third bedroom and walk right through the door that opens in 2 parts, we will return to a hall. If we go through the arched passage to the right of this hall, we enter the spacious and ready kitchen that is equipped with every comfort. When we leave the kitchen and are back in the hall, we have the spacious laundry room with behind it a first bathroom and behind it a spacious bathroom with toilet, shower and sink.

We go back into the hall and walk to the right to the second spacious living room. On the right side of this living space we have a storage room behind the door with the second bathroom behind it, which was also equipped with a shower, toilet and sink. Once back in the second living space, we have a fourth spacious bedroom on the other side of the living space that is currently used as a storage room. Next to the doorway of this room we have a staircase, decorated with beautiful traditional ceramics that takes us to the first floor.

When we arrive at the top, we have a very spacious living room on our left with an access door to the roof terrace from where we have beautiful views and also an overview of the terraces behind. On the right side of the stairs we first have a slightly smaller bedroom which is currently used as an office, opposite the passage to the big surprise of this beautiful cortijo.

Once we continue here we enter a very large space that still needs to be tiled and is currently also used as a kind of storage room with behind it another equally large space that is now used by the grandchildren as a play area. Remember this top floor well because it offers a lot of potential.

We now walk back to the ground floor and go through the opposite door and thus enter the last spacious living room. This living space opens onto the terraces at the back, which were developed in different levels and attractively decorated. We also have a BBQ area here and there is even enough space to place a swimming pool.

Remember when I wrote that you had to remember the upper floor well?

Well, if you come to live in Almeria with the idea of starting a B&B, then this is the ideal property for this!

You can easily make 4 bedrooms with en-suite bathroom from the upper floor by placing walls. Then you have the smaller bedroom that you can use and you have a beautiful common room that gives access to the roof terrace where your guests can enjoy the Spanish sun undisturbed.

Downstairs you have a spacious kitchen where you can prepare breakfast for the guests and you have the rear living space that can serve as a breakfast room.

That leaves the front of the house with 3 bedrooms, bathroom and living space that you can use as a private area.

In addition, it is also important to know that there are 2 entrances to the house so that guests do not stumble



eds have to go through the private area. You have the main entrance for the private area and on the terraces there is a second entrance that you can use as an entrance for guests.

It couldn't be more beautiful!