[redacted] [redacted] [redacted] Alora

[redacted]: R3730015

[redacted]: 5

[redacted]: [redacted]

[redacted]: 5

[redacted] [redacted]: [redacted] [redacted]

M²: 317

[redacted]: [redacted] [redacted]

[redacted]: 595 000 €

[redacted] [redacted] : 16th [redacted] 2025

[redacted]:Unique opportunity to invest in an Andalucian country estate, offering both a beautiful traditional and substantial home complete with business, located just 5 minutes drive from Álora pueblo and just 40 minutes drive from Málaga city and international airport. Álora has recently been officially classified as being a town of special tourist interest, partly due to the amazing success of the famous "Caminito del Rey" which has attracted an influx of rural tourists to the area since 2015. On offer, are 36.000 m2 of irrigated land, together with a newly renovated traditional 19th century cortijo farmhouse and a separate guest cottage. The land extends to 36.000 m2 immediately around the farmhouse; planted out with 300 productive olive trees, some almond trees and various fruit trees, including citrus, pecan nuts, pomegranates, fig trees and also there are also several ancient oak trees. The renovation of the main house has been carried out to a high standard, retaining some traditional features including antique wooden doors and beamed ceilings. The accommodation extends to more than 200m2 and is distributed over 2 levels. One enters through a charming, partly covered courtyard into an open plan kitchen/living/dining room. There is a spacious utility room off of the kitchen. A spacious studio with a shower room completes the main living accommodation on this level. The studio can be accessed from the main house but also has access directly from the courtyard and would therefore be ideal for exploitation for "Bed & Breakfast", rural tourism. A staircase leads from the sitting room area to the 1st floor which hosts a Master suite offering a spacious sleeping area, an office area enjoying access out onto a lovely private terrace hosting views across the valley to La Huma and El Torcal national parks, a large "walk-in" dressing room and a bathroom. There is a further double bedroom and shower room on this level which can also be accessed by an external staircase, offering further flexibility of accommodation. The single storey, 110m2, guest cottage was built in 2004 and offers an open plan living room/kitchen/dining room, 2 double bedrooms and 2 bathrooms. There is a chimney with wood burning stove which has a venting system which provides central heating throughout the cottage. The cottage is designed to provide accommodation to people with mobility issues, offering ramp access and wide doorways into all of the rooms and it is fully licenced for exploitation for rural tourism accommodation (Licence Number VTAR MA 01267). The owner can provide details of income for this activity. There is a formal garden area around the main house and guest cottage, planted out with various trees and shrubs, offering several sunny and shady entertaining areas and hosting a quality built 8m x 4m swimming pool. All of the new building and refurbishment work has been carried out with licences issued by the local authority and there is a coveted "Licence of 1st Occupation". Although the property enjoys a rural location, just 3kms from Álora pueblo, it does benefit from access directly from a tarmac road and also benefits from the amenities of 3 phase electricity, mains drinking water and irrigation water and telephone and high speed internet connection. Although this property could offer a fabulous spacious home for an extended family,the generous build size of more than 300m2 in total, together with the distribution of the accommodation and the extensive amount of land offered, already divided into 4 separate title deeds, also offers an excellent development/investment opportunity. The land could possibly be further developed for "glamping" or some other form of non permanent holiday accommodation or it could be cultivated more intensively than at present, or indeed, the individual plots could be sold off separately by a new owner if desired. This property offers the opportunity to acquire a substantial piece of rural Spanish real estate . Furthermore, non EU citizens investing in this property could benefit from the Spanish "Golden Visa" scheme where investment in a property valued in excess of 500.000,00€ grants automatic residency in Spain. 3 hectares formed by 3 adjoining plots of flat land, each extending to 1 hectare, are available by separate negotiation. They are located on the valley bottom, benefiting from a copious irrigation water supply and much of the land, as of Summer/Autumn 2020 is under cultivation of a substantial crop of sweet potatoes.

[redacted]:

[redacted], [redacted], [redacted], [redacted] [redacted] [redacted], [redacted] [redacted], None, [redacted] [redacted], [redacted]