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■■■■■■■■■■:A rare opportunity has arisen to acquire a beautiful avocado farm with a fully-restored traditional Andalusian cortijo in the rolling countryside close to Málaga. The fully-functional avocado farm occupies some 12 hectares of land (121,156m<sup>2</sup>) in the gentle rolling hills near Coin, a market town in the province of Málaga. The working farm cultivates substantial crops of avocados, oranges and lemons, while the finca's olive trees provide a plentiful supply of home-grown olive oil, as well as eggs from the farm's chickens and honey from the on-site hives. Sitting high on a hill, this elegant cortijo commands stunning views of the surrounding hills, dotted with smallholdings and country houses. The traditional white cortijo with a terracotta tiled roof, is a lovingly-restored country house, and one of the most substantial properties in the area, with a generous 342 m<sup>2</sup> build size and six spacious bedrooms. The approach to the cortijo is through an attractive customized gateway, and a tree-lined drive winding its way up the terraced hillside to a courtyard featuring a stunning olive tree, marking the entrance of the classically stylish house. A CLASSIC RESTORED CORTIJO In traditional Andalusian style, the cortijo is built around a central courtyard which affords the property light and in the summer months, a plentiful current of cool, fresh-air. The house benefits from the natural insulation of thick stone walls, and shuttered windows, keeping the home warm in the winter and cool in the summer. All of the rooms are substantial in size and enjoy views of the serene surrounding countryside, including the farmhouse-style kitchen, complete with traditional Andalusian tiles. Next to the kitchen is a laundry area, and a boot-room with separate entrance for visiting farm workers. The rustic dining area gives way to the comfortable living room with its attractive open fireplace and gorgeous views over the garden area to the surrounding crops and countryside. On the ground floor, hugging close to the central patio are a further living room, guest toilet and three of the six bedrooms and two bathrooms. The ground-floor is flanked by a large area of covered terrace ideal for al fresco dining overlooking the garden and an old-fashioned well. Upstairs there are a further three double-bedrooms, two bathrooms and dressing room, and an area of covered terrace. This charming cortijo has a large pool which is accessed via a pathway across the garden area. Sheltered, and with surrounding open and covered terrace areas, and barbecue area – with magnificent views across the orchards and open countryside dotted with smallholdings. Next to the large terrace and barbecue area is the attractive swimming-pool, and beside it there is a pool-house for pool machinery, and a changing area. A WORKING AVOCADO & FRUIT FARM A working farm, this beautiful small-holding produces a large crop of different varieties of avocados, along with citrus trees – all of which are sold locally to a cooperative, and generate income for the proprietor, as well as providing a year-round supply of delicious fresh, home-grown food. The trees are supplemented with a kitchen garden for vegetables and a tomato crop, while the olive trees provide enough fruit to convert into delicious olive oil to supply to friends and family. The current lady owner also keeps bees, for a supply of honey, and hens for fresh eggs daily. The finca operates as a working agricultural business, which is sold along with the property. At present, this sizeable farm is run by the proprietor and family, employing a local farm manager, and generates a sizeable annual income. The business could be scaled up to be more profitable, or alternatively scaled back to become more of a "hobby farm" providing the owner with fresh produce and a healthy lifestyle. There are several outhouses to accommodate aspects of the working farm, including the irrigation system which was installed recently. There is a warehouse/hobby room, a well-house with an officially registered well, and a room for storing tools and farm equipment. EXCELLENT LOCATION Just a 5-minute drive into the market town of Coin, while offering a degree of self-sufficiency, the finca is in easy reach of a wide range of shops, restaurants and amenities. This unique property is a stylish and authentic Andalusian home, offering a rarefied slice of Spanish country life, and all just a 30-minute drive to Málaga City and international airport and 30 minutes from the beaches and amenities of the Costa del Sol. Out of the 12 hectares of agricultural land available approximately 10 hectares are planted – the rest of the land lies fallow. The 2 hectares which currently lie 'empty' could easily be planted with fruit-producing trees. Additionally, one could definitely farm more intensively and / or replant sectors with different varieties should an increase in avocado and citrus fruit production be desired. AVOCADO (predominantly Hass with some Bacon and Fuerte) – 580 trees PECAN NUT – 180 trees LEMON TREES (predominantly Verna variety) – 280 trees OLIVE (mix of Manzanilla Aloreña, Hojiblanca, and local variety) – 350 trees MANDARINS (Nules variety) – 350 trees POMEGRANATES – 160 trees ORANGE – 60 trees The approximate number of fruit-producing trees is 1960. There are also numerous fruit trees on the land, including fig, mango, pear, and loquat, as well as a wide selection of ornamental trees and plants.

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