

**APF-3283 - Casa Sofia - Velez Rubio**



**€ 169,000**

Country House Detached Habitable

Land area - 10 hectares Floor area - 212 m

3 bedrooms

One bathroom

Water: Tanker Electricity: Mains

Telephone: Possible Internet: Possible

Swimming Pool: No

Habitable single storey country house with two large adjoining outbuildings, set in land of around 100.000m<sup>2</sup> in a beautiful rural area with spectacular views. This rural property for sale in Almeria Province is situated around 20 minutes drive from the town of Velez Rubio, and would be ideal for keeping horses.

Whilst the property is completely habitable, it is in need of some finishing work / decoration, as can be seen in the photos. The front door opens into an entrance hall with a bedroom to each side. The bedroom to the left has its own WC and washbasin, and the bedroom to the right has a dressing room. An arch from the entrance hall leads through to an internal hallway which gives access to a spacious L-shaped open plan living area.

The bright kitchen is fitted with modern units, a ceramic hob with extractor above and oven below, a dishwasher and a fridge freezer. The kitchen has an adjoining pantry, and patio doors which open out to the garden and give stunning far reaching views across the surrounding countryside. The lounge area has a large wood burner with top oven and exposed outlet pipe to maximise the heat generated in the room. Also off the hallway is a very large bedroom, a spacious shower room comprising glazed shower cubicle and wash basin, and a separate cloakroom with WC and plumbing for a washing machine.

Adjacent to the house are two large outbuildings in excellent condition, one with access via the house as well as external access, the other with external access only. The outbuildings have a total build size of around 144m<sup>2</sup>.

Electricity is connected, and water is delivered by tanker to an 18.000 litre water deposit. The property also has rights to agricultural water and it is possible to buy additional rights if required. Telephone & internet are also available for connection.