

**APF-3476 - Cortijo Matias - Oria**



**€ 125,000**

Country House Detached Habitable  
Land area - 3,132 m Floor area - 170 m

4 bedrooms

One bathroom

Water: Mains Electricity: Mains  
Telephone: Possible Internet: Possible  
Swimming Pool: No

Habitable 4+ bedroom country property for sale in Almeria Province, situated on the Rambla de Oria around 15 minutes drive from the towns of Oria and Albox, both of which offer a wide range of amenities including shops, supermarkets, tapas bars, restaurants, schools and 24 hour medical centres.

With a build size of 170m<sup>2</sup>, this two storey house is habitable to a basic standard, but in need of renovation / modernisation. The ground floor comprises an entrance hall, living room, very basic kitchen, pantry, room with fireplace, 4 double bedrooms and a bathroom. The first floor comprises two large rooms which could easily be converted to two ensuite bedrooms.

To the front of the house is a walled & gated patio, and to the side is a 32m<sup>2</sup> garage with a terrace above, accessible from the first floor of the house. There are two further adjoining garages totalling 65m<sup>2</sup>, separate from the main house.

Mains electricity and water are connected, and telephone / internet are available for connection.

The land to the front of the house is flat with a garden area and plenty of space for parking. The remainder of the land is hillside.