

## APB-415 - Cortijo Caniche - Velez Rubio



**€ 175,000**

Country House   Semi-detached   Resale

Land area - 4,395 m   Floor area - 235 m

3 bedrooms

3 bathrooms

Total Rooms - 10 rooms

Water: Mains   Electricity: Mains

Telephone: Possible   Internet: Yes

Swimming Pool: No

Looking for the Good Life! This traditional Spanish 3 bedroom property located within 10 minutes of the picturesque town of Velez Rubio offers a real opportunity to work from home and live off the land.

With flexible accommodation, the house currently comprises entrance hall, pretty country kitchen with dining area and log burner, walk in pantry/ larder which could easily be used as an office or single bedroom, large sitting room with log burner, double bedroom and bathroom with stairs leading to a further double bedroom with original beamed ceiling and en-suite wet room and doors to a private roof terrace with beautiful country views and a further sitting room. The house has been sympathetically renovated and retains many of the original features.

In addition there is a 1 bedroom, 1 bathroom apartment with separate entrance ideal for rental or a granny annexe.

Outside there are 3 covered garages that could easily be converted into stables/ tack room and outbuildings which house the fully operational and successful kennels. There is also a large area to the front of the house which would be ideal for the swimming pool. The land has been well tended and has raised vegetable beds, corrals for chickens, ducks and guinea fowl.

The house benefits from a good agricultural water supply and part solar water heating. Mains electricity, internet and satellite are connected. A hot tub is also included in the sale price.