

VES6861F

Price: 345,000€




 **Country House**

 **Seron**

 **6 Bedrooms**

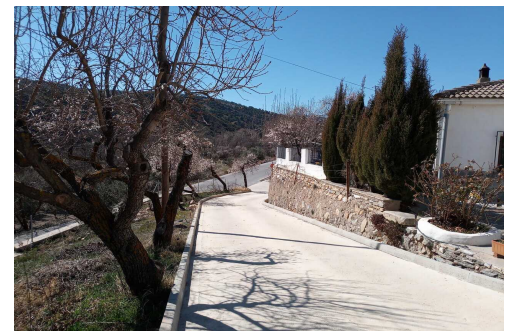
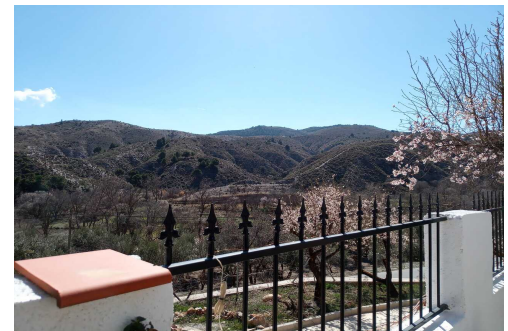
 **6 Bathrooms**

 **260m² Build Size**

 **5500m² Plot Size**

 **Pool: Yes**

We are delighted to offer for sale this superb COUNTRY RETREAT, situated just outside of the beautiful rural town of SERON, in ALMERIA. Over the last 20 years, this property has been a real labour of love for the current owners who have created a lovely family home, along with a thriving rental business. The property has the coveted registered "Casa Rural" status, for two self contained rental apartments which are suitable for short term holiday lets or longer term lets all year round, as well as the main house which is occupied by the owners. The property has been totally reformed over the years, including re-wiring and along with the ap...



rtments, land, swimming pool is all legally registered with the correct licences obtained and upto date escritura (title deeds).The lucky new owners will have the chance to acquire a successful "up and running" small business with repeat clientele, but also the opportunity to easily increase the accommodation to create additional rental apartments. There are a wealth of other options that may be considered given the amount of open space, countryside location and stunning panoramic views - think yoga retreat, wedding venue, cycling centre, holiday activity centre just for starters!!There is 260m² of living space on offer, comprising of 6 bedrooms and 5 bathrooms across the three dwellings, although there are many more rooms which can be created should you desire. Sitting on a plot of almost 3000m² with an additional two separate fields directly opposite of some 2500m² with a small OLIVE GROVE, there are 100 mature fruit trees with other specimens to look out for aswell as olive being almond, pomegranate, fig, cherry, apricot, pear, plum and grape vines!You approach via an impressive long sweeping driveway which takes you to the front of the buildings, where immediately your eye is drawn not only to the abundance of pretty almond blossom all around, but the breathtaking mountain views that are right on your doorstep. Immediately in front of the main house and apartments, is a large central area which is a perfect area for entertaining - drinks on the terrace whilst admiring the view, and there is a CARPORT with undercover parking for three vehicles and a WORKSHOP.The accommodation throughout is catered for all seasons with ceiling fans, dual air conditioning, electric panel heaters and wood burner or pellet burner in all key rooms. It is presented in four separate, self contained areas, the first of which is the:MAIN HOUSE (3 bedroom, 2 bathroom)The current owners live in this part of the property, but this could easily be utilised for commercial purposes should the new owner wish. From the main ENTRANCE HALL, there is ahead an INNER HALL, and to the right you will find a SHOWER ROOM with a double walk in shower cubicle. To the left there is a FARMHOUSE BREAKFAST KITCHEN with an attractive range of off white units, freestanding gas cooker and extractor. This is a light and airy room with feature wooden shutters on the windows, and an archway leading to the LIVING/DINING ROOM which has an inset wood burner and double doors leading to the outside. All THREE BEDROOMS are double in size, one of which is currently being used as an OFFICE and the MASTER BEDROOM has a range of fitted wardrobes. There is a FAMILY BATHROOM which the current owners will be converted into a SHOWER ROOM as part of the sale.UPSTAIRS APARTMENT (1 bedroom, 1 bathroom, living area, kitchen - fully furnished)This spacious apartment is generally rented out with the apartment below as a 2 bedroom, 2 bathroom unit, ideal for families with older children who want their own self contained en-suite bedroom. The entrance door opens to a staircase leading to the galleried LIVING/DINING/KITCHEN area of this apartment, fully equipped with everything you need to accept

your very first visitors. Double windows make the most of the scenery beyond, and there is a pellet burner making it a usable space during the Winter months. Across the stairs is an INNER HALL with access to the family sized BEDROOM, and very large BATHROOM which has a bathtub with shower over and glazed shower screen. THE "EN-SUITE" (1 bedroom, 1 bathroom - fully furnished) The ground floor en-suite bedroom could be rented out individually, but as mentioned above it is frequently rented along with the upstairs apartment making it a 2 bedroom, 2 bathroom rentable unit. Here we have a DOUBLE BEDROOM with an en-suite SHOWER ROOM. Across the other side of the COURTYARD, we have what is known as: PATIO APARTMENT (1 bedroom, 1 bathroom, living area, kitchen, private patio - fully furnished) Here we have another LIVING/DINING AREA, with KITCHEN, and a large FAMILY BEDROOM and SHOWER ROOM. The other side of this BUILDING (accessed separately) is currently used as a store area but has the scope to increase the patio apartment, or make into an additional apartment. To the rear of the main house is the POOL TERRACE which is an area currently made available to all renting guests with many different areas for seating to enjoy the wonderful serenity of the location. The SWIMMING POOL is 8x4 with roman steps, and there is a PERGOLA which has a 4 person HOT TUB/JACUZZI. The brick built BBQ is a particular favourite amongst guests. We also have poolside an enormous room, which I will call the DAY ROOM/OUTDOOR KITCHEN but it is so much more! This is a fantastic space which has a fully fitted kitchen, comfy lounging furniture placed around a wood burner, dining area, gas plancha set into a chimney breast and is the perfect place to make use of when spending a day by the pool. This room obviously also brings with it even more expansion opportunities should you wish. Next to the DAY ROOM is a SHOWER ROOM with WC, and also access to storage space and cupboard housing the pool equipment. If this isn't enough accommodation for you, back around the other side of the building there is what was the ORIGINAL KITCHEN, which is now used as a LOG STORE, and there is also a UTILITY ROOM/LAUNDRY and door to an original CAVE part of the dwelling. This property is full of features, benefit and opportunity for the discerning buyer who has interest in developing what is already a successful enterprise, or indeed utilise the accommodation as it is now and run it as a full or part time holiday apartment business whilst also making it your idyllic Spanish home. Further information about the business can be obtained upon request. Seron has all amenities for day today living including a 24 hour medical centre. It is situated on the northern slopes of the Sierra de los Filabres. At an altitude of just over 800m, it is one of the few Almerian towns that provide a perfect balance of rural tourism and the chance to be immersed in local culture. It is the perfect environment for a tranquil place to live (and of course holiday) and the chance to experience "real" Spain. The beaches of Mojacar, Garrucha, Vera Playa, San Juan de los Terreros and Aguilas are all no more than 90 mi



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nutes away, and the area is serviced by airports at Granada and Almeria, with Murcia International also being within commuting distance.