

**APF-4928 - Casa Olivo - Oria**



**€ 149,950**

Country House Detached Resale

Land area - 1,839 m Floor area - 173 m

4 bedrooms

4 bathrooms

Water: Mains Electricity: Mains

Telephone: Possible Internet: Yes

Swimming Pool: No

**!!! EXCLUSIVE TO ALMERIA PROPERTY FINDER !!!**

A versatile two storey 4 bedroom, 4 bathroom detached country house is set in a large plot of 1839m<sup>2</sup> in the popular Rambla de Oria area where there is a bar situated 1.5 km away, and three further bars in the Rambla de Oria area. It is around 12 minutes drive from the traditional town of Oria and offers all amenities for day to day living including small supermarkets, shops, banks, petrol station, 24 hour medical centre, and a weekly market on Sunday mornings.

The much larger market town of Albox which offers all amenities is a 15 minute drive.

This property is ideal for immediate rental opportunity, with a total build size of 173m<sup>2</sup>, the house currently comprises two self contained one bedroom apartments on the ground floor, with a self contained 2 bedroom apartment on the first floor and is perfect for holiday lets or as a B&B.

Double gates open into a gravelled driveway with a turning point and parking for several vehicles. At the front of the house are neighbouring olive groves and to the side of the property is the olive grove of 12 mature trees belonging to the house. To the side of the driveway a banked flower bed is planted with native plants, cactus and ground cover succulents.

Ground Floor Apartment 1 - From the shaded terrace area, a door opens into a good sized open plan living

area with a half wall separating the area for the kitchen (not fitted). A door from the lounge area opens into the spacious double bedroom with ceiling fan and a generous size ensuite shower room with tiled shower cubicle, WC and basin. The windows are wooden with traditional shutters.

Ground Floor Apartment 2 - The front door opens into the living area with a half wall separating the area for the kitchen (not fitted). A door opens into the good sized bedroom with ensuite shower room comprising a tiled shower cubicle, WC and basin.

First Floor Apartment : From the side of the house, stairs lead to the first floor and a terrace that gets sun from the middle of the day until sunset. The main door leads into an entrance hallway. On the left is the family shower room with large glass block shower cubicle, WC, basin and extractor. The kitchen is fully fitted with modern light units with contrasting work surfaces, gas hob, electric oven, stainless steel sink and fridge freezer. The kitchen is spacious enough for a dining table. A door leads from here to the balcony with stunning views down the Rambla. The first floor apartment is to be sold furnished as seen in the photos.

From the entrance hall an archway opens into the lounge which has double doors leading out to the balcony. A further arch leads to an internal hallway giving access to the bedrooms. The master bedroom is a very good size with a wardrobe recess with interior shelving, and a door to a Juliet balcony overlooking the side garden. The ensuite bathroom benefits from a full size bath with shower over as well as a large tiled shower cubicle, WC and basin. Bedroom 2 is a large twin room with built-in wardrobe recess with storage above, and a door leading out to a Juliet balcony.

To the side of the house is a store and utility room which houses the gas water heater and there is an additional storage area under the stairs. To the rear of the house the boundary is planted with several grapevines and a brick built shed houses the second gas water heater. The olive grove is set at a slightly lower level and provides the perfect place for an above ground swimming pool. To the front of the property the raised area is gravelled and a covered terrace offers a shady place to sit with insect curtains. The garden has a weed suppressing membrane.

Viewing of this versatile property for sale in Almeria Province is highly recommended to fully appreciate all it has to offer.