Hamptons
INTERNATIONAL



Chirivel, Almeria

4 2

£140,000
(€159,000)

Property details



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Key features

- **2 floors**
- **Build Size 244 m**
- **Plot Size 999 m**
- **Mains Water**
- **Mains Electric**
- **Furniture Negotiable**
- **Garage**
- **60 minutes drive to the beach**
- **5 minutes drive to the shops**

Attributes

- **Garage**
- **Private parking**
- **With land**
- **Garden**
- **Refurbished**

*Prices are subject to change, pound sterling price is converted using Bank of England exchange rates

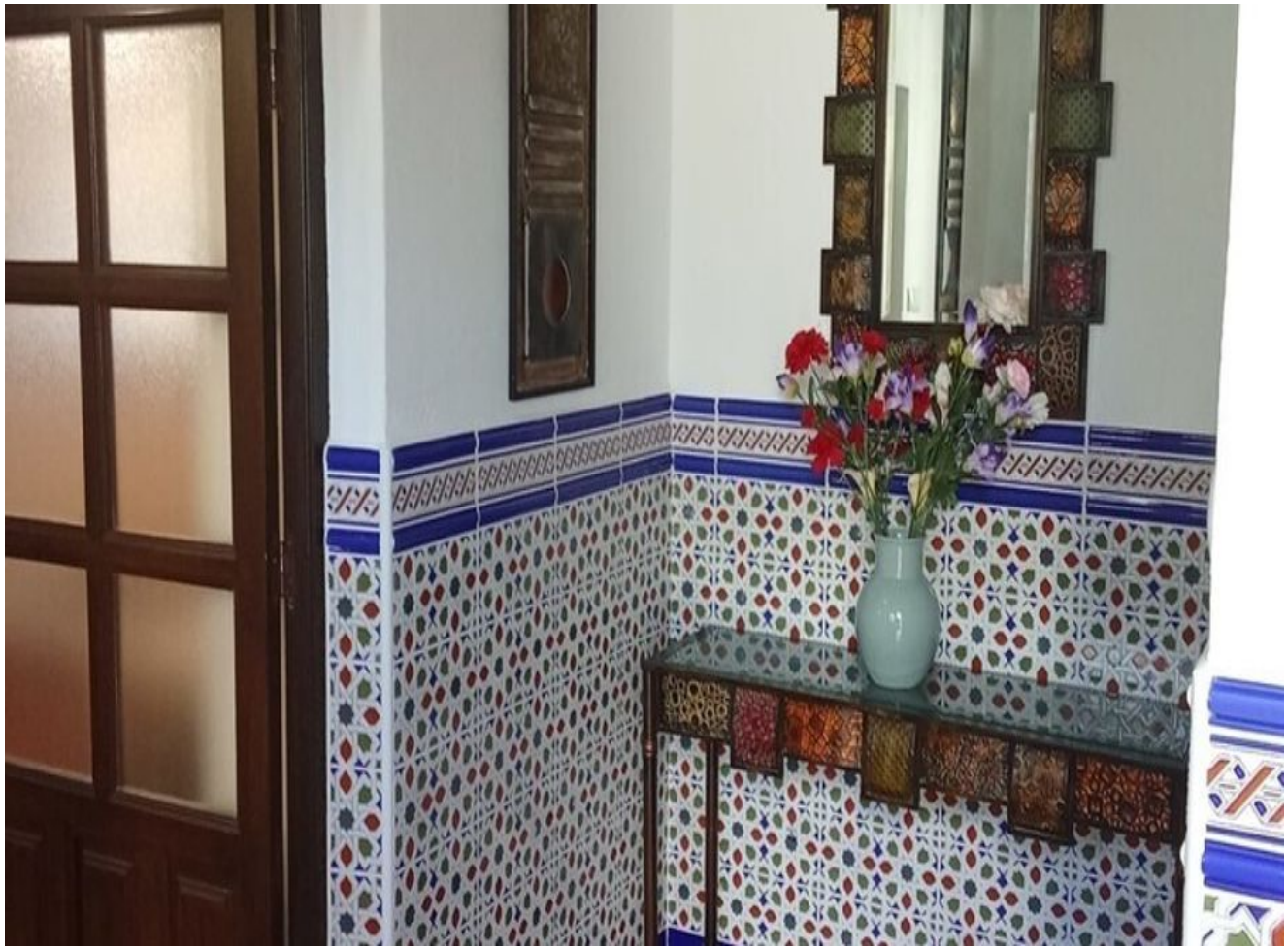
Description

In collaboration with our Spanish Partner we present this pretty, fully Reformed and very well-maintained Detached Farmhouse for sale near Chirivel, Almeria €159,000 · 4 Double Bedrooms – including one on the ground floor · Enclosed gardens with land of just under 1000m2 · Ground floor and first floor lounge with Juliette balcony – perfect to enjoy the summer breeze · Aircon fitted in both lounges · 2 fitted kitchens (the main including a built-in indoor BBQ) and 2 bathrooms with a separate toilet · Large garage and two outbuildings – perfect for workshops or possibility additional self-contained accommodation, enclosed animal run previously used for dogs · Mains electric and water · All windows are double glazed with regas and fly screens · Easy access to the main road and being a short drive to Chirivel – 5 minutes and to the bustling town of Velez Rubio – 15 minutes · Furniture – can be negotiated Let's explore this lovely family home We approach this home from the local town of Velez Rubio, our first impression is it is very pretty and obviously well maintained. It is set on the edge of a small hamlet, offering privacy although not isolated. The front gardens have been laid with pathing and stones with established planting. There are double gates for access to the parking areas and garage with a single front gate for pedestrian entrance. The gardens lay to the front and both sides with a further enclosed terrace – this lies to the west- perfect to enjoy our sunsets while enjoying a BBQ. There is a further parcel of land – also enclosed that would be a gardener's paradise and ripe for vegetable and fruit gardens. There is plenty of space here to create a games area too. As we enter the gardens the property is rather imposing and really needs to be viewed to appreciate all this home offers. The main house is to the left, with the garage lying in the centre and the outbuildings to the right. We enter the property into the bright and lively entrance hall (5.9m2) which has half wall tiling, south facing window. There is the separate toilet coming off this area being a super convenient location when entertaining in the gardens. To the right-hand side there is access to the large garage – which has the bonus of a modern fitted kitchen with fitted wall and floor units, sink, plumbing for washing machine and the 300l water tank. The water is heated by solar panels and there is also a gas heater to ensure hot water even on our cloudy days. The front of the room can be accessed by the front terrace by 4 bi folding doors. This space would make a fabulous entertaining/games room or maybe you dream to have your own cinema, this area is 20m2 so offers a wealth of possibilities. To the left of the entrance hall, we enter the main house – into the handcrafted, Andalusian style kitchen. Here we love the character of the second kitchen, with brick-built storage, built in BBQ stove, stainless steel butlers sink, gas hob, electric oven, brick breakfast bar, huge built in wine rack, double glazed window above the sink, wall lights and spotlights in the ceiling (11.5m2). We are immediately drawn to the rock feature of the arch way leading to the dining room, this is a bright and airy room with double glazed window to the front which is south facing (10.3m2). Leading from the kitchen there is a hallway that leads to the ground floor bathroom, bedroom 1 and the ground floor lounge. The bathroom is bright and modern with a walk-in shower including built in shelves, sink with cupboard underneath, fully tiled including the walls, fitted wall mirror and wall lights, double glazed window to the rear. The ground floor bedroom (12m2) has two double glazed windows- one being west facing so perfect to relax at sunset. The 16.6m2 lounge is warm and inviting with a feature brick wall with shelves and surrounds the log burner perfectly. There is a south facing window, newly fitted UVPC triple glazed French doors that lead to the gardens, fitted aircon unit providing hot and cool temperature control. The ceilings in this room really stand out with the restored log beams and concave ceilings. There is a large, enclosed cupboard, doorway to the stairs leading to the first floor. We have added there is first floor lounge however as we arrive on this level it really is a highlight. We have more wall features – two built in shelves surrounded by arched brickwork, fitted aircon unit providing hot and cold climate control, double glazed window, which is south facing and the delight of a Juliette balcony, making this living area the perfect summer retreat. We also have a built-in storage cupboard. The home does have a safe built into the walls. To the rear of the lounge there is a hallway leading to two further double bedrooms and a bathroom with walk-in shower, sink with fitted cupboard underneath, wall lights double glazed window to the rear. In the hallway is a loft hatch providing a small storage space. The left-hand side bedroom is the sunset bedroom with a west facing double glazed window, whilst the right-hand side bedroom is the sunrise suite with a east facing double glazed window and has a basin fitted too. There is forth double bedroom with a south facing window and wall lights. Now let us explore the outbuildings that are to the side of the main house. To the front is an enclosed animal pen which has previous been home to the dogs, this area has a hatch with access to the adjoining outbuilding. This building offers ample space as a workshop, hobby room, storage. Next door is a larger outbuilding with original open

fire with chimney, windows, rear doorway and a part dividing wall. This is ripe for development, possible a self-contained apartment (subject to planning permission) or maybe you dream of having your own art/craft room. There is also access to the rear of the property through a central gate. Important information Mains water and electric Waste is a septic tank which is maintained by the local council Escritura – the land and house was remeasured by the local architect to prepare the property for sale and is currently being inscribed Accessed by fully tarmacked road with easy access to the motorway







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Location





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