



REF: APS 2006

Farmhouse

4 bedrooms

One bathroom

 1.38 hectares

Cortijo el Pulgas

Cantoria

€210,000

Spacious Country House with 13,800 m² of Irrigated Land Just 1 km from Cantoria (Almería)

Discover this spacious traditional country house located just 1 km from the town of Cantoria, offering the perfect combination of peaceful countryside living and easy access to all local amenities.

The property sits on a generous 13,800 m² plot of irrigated land, making it ideal for agriculture, keeping animals, or simply enjoying the space and privacy of rural Spain.

The house is arranged over two floors. The ground floor comprises a cosy living room with a fireplace, a separate kitchen, an additional sitting room, 2 bedrooms, and 1 family bathroom, providing comfortable accommodation ready to move into.

The first floor offers two large living areas and two additional rooms that require renovation. This level presents excellent potential to create further bedrooms, guest accommodation, a home office, or even a rural tourism business.

The property is structurally sound, with the roof and main structure in good condition. The renovation work is mainly cosmetic and focused on completing the upper floor to suit the new owner's needs and preferences.

Outside, there is a large courtyard/corral, offering plenty of space for outdoor entertaining, gardening, or agricultural use.

The property benefits from mains electricity, mains water, and one hour of irrigation water rights, a highly valuable asset in the area with an estimated value of around €7,000.

This is an excellent opportunity for anyone looking for a characterful country home with a large plot of fertile land and outstanding potential, all within walking distance of the amenities of Cantoria.

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