

**APF-3810 - Cortijo los Molinas - Albox**



**€ 159,950**

Country House   Semi-detached   Renovated

Land area - 1,147 m   Floor area - 438 m

6 bedrooms

2 bathrooms

Water: Tanker   Electricity: Mains

Telephone: Yes   Internet: Yes

Swimming Pool: No

\*\*\*SUBSTANTIAL REDUCTION\*\*\*

Excellent opportunity to purchase a large potentially 6 bedroom country house situated in the Saliente Alto area, only a couple of minutes walk from a popular bar / restaurant and around 15 minutes drive from the large market town of Albox which offers all amenities. The majority of this two storey property has been beautifully renovated, maintaining a traditional feel with many interesting features including original floors and beamed ceilings. In addition, the property benefits from oil fired central heating with old style radiators.

Double wooden doors open into a bright & sunny lounge which features an original floor and a traditional fireplace housing a wood burner with ornate alcove shelving to one side. To one end of the lounge a door leads into a double bedroom, and to the other end a door leads through to a room which gives access to a double bedroom and a storeroom (potentially a single bedroom) - these three rooms could easily be converted to a guest apartment if desired. Also off the lounge is a large bathroom which comprises a sunken bath tub, wet-room style shower, WC and pedestal basin.

Part glazed doors lead from the lounge into a snug with fireplace and stairs to the first floor. From here a hallway gives access to the kitchen which is fitted with a range of oak units below a marble worktop, and has a free standing gas range, fridge freezer and dishwasher. The kitchen offers ample space for a breakfast table & chairs, and has a door leading out to the garden, along with a handy adjoining utility room with washing machine which is available by negotiation. The kitchen also gives access to a lovely paved

courtyard garden with a dip pool. From the courtyard a door leads into a large workshop, and another door leads through to a covered terrace overlooking the garden.

From the snug, stairs with feature exposed stones lead up to the first floor landing area, off which is an office / bedroom with access to a sun terrace. The bright & airy master bedroom is a very large room with an adjoining store room which could easily be converted to an ensuite / dressing room. The family shower room comprises a wet room style shower, WC, bidet and a twin stone basin set on a wooden vanity unit. Also on the first floor is a very large room with plenty of natural light which is currently used as an art studio. It has a sink and access to another sun terrace with fantastic views over the surrounding mountain ranges. This could potentially be another bedroom with plenty of room for an ensuite.

Outside, there is a large car port and lovely mature gardens including a very productive fruit orchard. There is a 30.000 litre water storage tank and rights to irrigation water are available by negotiation. Currently grey water is utilised for irrigation. It is also possible to have mains water connected if preferred.