



## FARM HOUSE IN VILLANUEVA DEL ROSARIO

A-92M, Km 16, 29312 Villanueva del Rosario, Málaga, Spain

# 1.290.000 €



Concha Montañez Fortuny

CEO

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**The essentials**

**Area:** 952 m<sup>2</sup>

**Plot:** 70000m<sup>2</sup>

**Bathrooms:** 7 baths

**Storage room:** 1

**Status:** Excellent

**ID property:** 897V

**Lot size:** 780 m<sup>2</sup>

**Bedrooms:** 8 beds

**Garage:** 1

**CEE:** En Trámite

**Category:** Finca, Holiday Apartments, Rural Estates

**Total rooms:** 8

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## Main features

**Features:** Elevator, Fireplace, Furnished, Furnished kitchen, Garden, Kitchen equipped with appliances, Mountain views, Pool, Radiant floor, Terrace

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SPECTACULAR FINCA WITH EXPLOITATION LICENCES, DIFFERENT USES. HIGH PROFITABILITY. Fortuny Hogares Únicos presents this spectacular rustic recreational property with a rural tourist licence and a licence for horse, pig and poultry breeding, olive grove and cereal cultivation. The property is located in the province of Malaga, 45 km from the capital, in the municipality of Antequera, in an area called El Brosque, whose ecosystem is made up of olive groves, scrubland and holm oak groves. The estate has a size of 7 hectares with a total built area of 952 m<sup>2</sup> which is divided into three independent houses: - A Cortijo house with three floors distributed on a ground floor with an entrance hall, a cosy living room with fireplace that leads to a beautiful dining room with huge windows, an enclosed porch with large windows with a panoramic view of the garden, a rustic kitchen with beautiful views and laundry room, a bedroom and a bathroom. A peculiarity of this house is that it has a lift located in a very discreet way to be able to move between the different floors with total ease. Upstairs is the sleeping area with four bedrooms, all with en suite bathrooms, plus a common bathroom; the master bedroom has a mini kitchen and a sauna, a terrace with views that also has access from the garden, fitted wardrobes and a safe. The attic is fitted out as a living room with sloping ceilings and a very comfortable decoration. The house has beamed ceilings that give it great warmth and a peculiar rustic atmosphere. In this part of the Cortijo, there is a wonderful pool area with a lawn and covered chill-out, with an unobstructed and relaxing view of the mountains. - Second dwelling with a living-dining room, an open plan kitchen, three bedrooms and a complete bathroom. All this with high sloping wooden ceilings and a garage of 50 m<sup>2</sup>. The third dwelling is a building fitted out as a party room with a large living room with a kitchen, wood oven, large fireplace, bathroom and tack room for the saddles and harnesses of the horses. The Cortijo has very good qualities. It is equipped with all luxury details such as underfloor heating in the main bedroom and three bathrooms, hydro massage, photovoltaic solar panels and hot water, security windows, treated wood ceilings, a sauna and air conditioning and heating in all rooms. The porches have been recently renovated with a double layer of heather. The Cortijo has a water supply from the town hall, a legalised well, a 4000L water accumulator and a cistern. The Cortijo is for sale with all the furniture. Other buildings on the property are two storehouses for farm implements, three stables for 15 horses, a hen house, a barn and two pigsties. In the outdoor areas, you can enjoy the saline water swimming pool. The property has an olive plantation with a 2500kg production of olives. The Finca has a licence for breeding Spanish-Arabian horses, Iberian pigs, olive groves, poultry, rabbits, vines, oats and fruit trees. Profitability in 2022: 45.000€. In compliance with the RD of the Junta de Andalucía 218/2005 of the 11th of October, we inform the consumers that the indicated price does not include the expenses derived from the purchase of the property according to the current laws (ITP, notary expenses and in case of new construction the VAT tax). For further information, please do not hesitate to contact us. We will be happy to help you.

