



Excellent 6 Bed House To Renovate For Sale in Calamocos LEON Spain



Ügynök információ

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Experience since:	2002
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments
Telefon:	
Languages:	English
Weboldal:	https://esalesinternational.com

Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 16,000

Elhelyezkedés

Ország:	Spain
Irányítószám:	24398
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Leírás:

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Esales Property ID: es5555158

C/ El Santo Cristo 5
Calamocos
LEON
24398
Spain

Excellent 6-Bed House to Renovate for Sale in Calamocos, Leon

An outstanding investment opportunity awaits in the peaceful village of Calamocos, situated within the municipality of Castropodame in the historic El Bierzo region of Leon, Spain. This substantial two-story detached house offers immense potential for buyers looking to undertake a custom renovation project. Set on a generous 200 square meter plot, this spacious home provides the perfect blank canvas to build a dream family residence, a charming rural retreat, or a lucrative bed-and-breakfast catering to travelers along the famous Camino de Santiago (Way of Saint James).



Spacious Layout Across Two Levels

The property features a robust structure spread across two well-proportioned floors, offering maximum flexibility for internal redesign:

- * **Six Bedrooms:** With six dedicated bedrooms, this residence easily accommodates large families or overnight guests. The sheer volume of rooms allows future owners to maintain multiple bedrooms while reallocating space for home offices, private dressing rooms, hobby studios, or additional en-suite bathrooms.
- * **Open-Plan French Kitchen:** The home includes an open-plan kitchen—often referred to locally as a French-style kitchen (*cocina francesa*)—designed to merge fluidly with surrounding living areas. This open layout creates an inviting environment for cooking and entertaining.
- * **Living Room & Bathroom:** A central family living room provides a comfortable gathering area, complemented by an existing bathroom that can be modernized and expanded during the renovation process.
- * **200 m2 Grounds:** The generous plot gives the home valuable outdoor space, ideal for creating a private courtyard, a Mediterranean garden, outdoor dining terraces, or dedicated private parking.

Unbeatable Location Near the Camino de Santiago

Location is everything, and this property benefits from an exceptional position near the world-renowned Camino de Santiago pilgrimage route. Calamocos sits tucked along the gentle slopes of the Boeza River valley, framed by the stunning mountain landscapes characteristic of northwestern Spain.

The proximity to Santiago's Road makes this house a standout candidate for transformation into a boutique guesthouse, rural hostel, or holiday rental. Tens of thousands of pilgrims and tourists travel through the region annually, seeking authentic, tranquil lodging options immersed in local culture and natural beauty.

Charming Local Surroundings & Connections

Residents will enjoy the tranquil rhythm of village life in Calamocos, surrounded by historic stone architecture, lush vineyards, and mountain trails. Despite its peaceful rural setting, the property remains well-connected to essential urban conveniences and transport networks:

- * **Nearby Hubs:** The bustling city of Ponferrada and the historic medieval town of Molinaseca are just a short drive away, providing easy access to regional hospitals, major supermarkets, high-end dining, banking, and cultural attractions.
- * **Airport Access:** For regional and domestic travel, Leon Airport (LEN) is the nearest airfield, located roughly 95 kilometers to the east via the direct A-6 highway (about an hour's drive). For international travel options, Asturias Airport (OVD) and Santiago de Compostela Airport (SCQ) serve as convenient secondary gateways within easy driving distance.

Whether you are looking for a rewarding personal renovation project in a stunning Spanish valley or a



high-potential investment property along a world-famous heritage route, this 6-bedroom house in Calamocos represents an exceptional opportunity. Contact us today to schedule a viewing and explore the endless possibilities this home has to offer.

ABOUT THE AREA

Calamocos is a small, picturesque hamlet situated in the municipality of Castropodame, located in the province of Leon, Spain. Nestled within the historic comarca of El Bierzo, it sits at an elevation of around 632 meters above sea level. The village sits gently along a slope near the left bank of the Boeza River, surrounded by the lush, green, mountain-framed landscape characteristic of northwestern Spain.

With a modest population hovering around 200 residents, Calamocos retains a peaceful rural lifestyle. The local architecture reflects regional traditions, featuring historic stone structures and characteristic slate roofs. Cultural landmarks include the Parish Church of San Roman as well as local hermitages dedicated to San Antonio Abad and the Vera-cruz, serving as quiet reminders of the area's rich heritage.

Beyond its quiet charm, Calamocos shares the deep culinary and agricultural identity of El Bierzo. The surrounding area benefits from a distinct microclimate ideal for vineyards, orchards, and traditional farming. Its location near historical transport routes and neighboring towns like Ponferrada and Molinaseca links it closely to the broader economic and cultural rhythm of the Bierzo valley.

For travel and logistics, the nearest airport is Leon Airport (IATA: LEN), located approximately 95 kilometers (about an hour's drive via the A-6 highway) to the east near the provincial capital of Leon. For broader international flight options, Asturias Airport (OVD) and Santiago de Compostela Airport (SCQ) are the next closest major gateways.

MAiN FEATURES:

- * 200m2 of living space
- * 200m2 plot
- * 6 Bedrooms
- * 1 Bathroom
- * Stunning Views
- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of Spain
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

Contact us today to buy or sell property in Leon Spain fast online
Tenanted: Yes

Gyakori
Hálószobák:

6



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