



## Magnificent Country House & Avocado Farm



### Agent Info

Naam: Mario de Vicente  
Bedrijfsnaam: SURE! Properties  
Mistlampen: Spain  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Telefoon:  
Languages: Spanish  
Website:

### Advertentie details

Vastgoed voor: Koop  
Prijs: USD 655,979.84

### Locatie

Aanbevolen Auto Onderdelen: Spain  
Staat/Regio/Pronvincie: Andalusia  
Plaats: Málaga  
Adres: Nerja  
Geplaatst: 08-11-2024

### Omschrijving:

Located on the Costa del Sol, Nerja is a gem that combines natural beauty with a traditional Andalusian charm. This town, famous for its crystal-clear beaches, cliffs and charm, offers a relaxed lifestyle in contact with nature. Just a few minutes drive from the center, you will find Río de la Miel, a natural wonder that connects the mountain with the sea. A unique environment, so you can enjoy an incomparable landscape and, at the same time, have access to all the amenities of the coast.

We propose this exclusive 3,6 hectare property, which is made up of a quality country house and a consolidated avocado farm. It offers an excellent investment opportunity with immediate income potential, both from tourist rental and from avocado production. With a large terrace with a swimming pool and panoramic views of the sea and the valley.

The house has been built with selected materials. It is designed to provide comfort and efficiency in the long term. In excellent condition, it is ready to live in without the need for renovations or improvements.

The large living dining room is the heart of the house, with a cozy atmosphere thanks to its fireplace that brings warmth and character to the space. The wooden table, which can accommodate up to 12 people, offers the perfect place for family dinners or meetings. Adjacent to the living room, there is a fully equipped kitchen, which includes a bar that integrates perfectly with the dining room, ideal for informal



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and convivial moments.

It has 5 perfectly distributed bedrooms, with large spaces that adapt to the needs of both a large family and those who wish to receive guests in comfort. One of these bedrooms can easily be transformed into an office, study, or games room. The house has 2 functional bathrooms, one with a bathtub, and the other with a shower. In addition, at the back of the house, there is a laundry room.

The property's outdoor space is equally impressive, starting with a large porch, located next to the fenced pool, which ensures the safety of children. A beautiful mature fig tree adds a touch of natural beauty, freshness, and a delicious perfume that fills the air. Next to the house is a barbecue area, ideal for social gatherings and family events, with a bread and pizza oven, and a sink.

The land has easy access via a gate. It includes approximately 600 mature avocado trees in production, which allows for stable profitability with low maintenance. It has a water and electricity supply, making it easy to manage both for cultivation and for possible additional agricultural projects. Contact us for more details and to learn more about this investment option in a natural environment of absolute beauty.

#### DISTANCES:

- Nerja centre: 14 km
- Beach: 6 km
- Bars and restaurants: 6 m
- Grocery store: 10 km
- Shopping centre: 37 km
- Golf course: 35 km
- Hospital Medical Centre: 14 km
- Malaga Airport: 80 km

In compliance with Decree 218 2005, of 11 October, which approves the Regulations on Consumer Information in the sale of homes in Andalusia, the client is informed that the notarial, registration and tax fees that apply (ITP or VAT + AJD) and other expenses inherent to the sale are not included in the price. The consumer has the right to receive a copy of the corresponding abbreviated information document of the home.

The price includes real estate management fees. - REF: NERJ026

Gebouwd: 1998

#### **Algemeen**

|                             |                      |
|-----------------------------|----------------------|
| Slaapkamers:                | 5                    |
| Badkamers:                  | 2                    |
| Afgewerkte vierkante meter: | 107,7 m <sup>2</sup> |
| Lot Afmeting:               | 36263 m <sup>2</sup> |

#### **Lease terms**

Date Available:

#### **Contact information**



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