



Cortijo

**REF: IC 450**

## Cortijo Tomillo

## Tijola

**€74,000**

Magnificent farmhouse in a beautiful rural area with enormous potential and authentic charm. Ideal for nature lovers, outdoor sports enthusiasts, hunting enthusiasts, farmers, or livestock farmers.

### Main features:

- Total area: 30 hectares.
- 12 hectares for agricultural use.
- 10 hectares located on a hill, with privileged views.
- 8 hectares with pine trees, creating areas of shade and biodiversity.
- Wonderful panoramic views: from the Filabres, Estancias, and Sierra de Baza mountain ranges.
- Peaceful and natural setting, perfect for enjoying the outdoors and the tranquility of the countryside.
- Versatile potential: possibility of converting it into a stunning country house, for agricultural, livestock, or recreational use.
- Requires renovation, with 12 rooms arranged in the typical old farmhouse style and each with its own character.
- Location: Sierra de Las Estancias, Tijola, Almanzora Valley, Almería.

### Location and Access:

- Approximately 15 km from Tijola, with a 7 km unpaved road leading to the property, where all necessary services can be found.
- Approximately 15 minutes by car from Baza, with a hospital, large supermarkets, and other amenities.
- Ideal setting for enjoying nature and a peaceful lifestyle, with extensive development possibilities.

### Facilities and Resources:

- On the property there is an old well, currently without water; with renovation work, it could be usable again.
- Electricity potentially available through solar panels, adapting to a self-sufficient and sustainable approach.
- Structure and layout with the traditional character of an old farmhouse, offering great potential for renovation and customization.

This farmhouse offers a beautiful canvas to create a dream country home, preserving its rural essence while adapting to current needs. A unique location in the Sierra de Las Estancias, Tijola, Almanzora Valley, Almería, with enormous potential to become your dream project.

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