





**Cortijo Rustico**

Cortijo  
3 bedrooms  
One bathroom  
 168 m<sup>2</sup>  
 200 m<sup>2</sup>

**REF: IC 589**

**Seron**

**€36,000**

The house is located in a neighbourhood in the area of Serón five minutes by car from the village where all services are located. The village of Serón is well known for its location and for being a very typical village in the Area of the Almazora Valley. Famous for its Serrano hams, its dry climate and its business activities, it has an indigenous cheese production. The surroundings are very nice, close to Tíjola and Cela. From Serón we access by a mountain road to Las Menas, a former mining operation whose village has been partially restored. In the same area we find famous restaurants and rural hotels. Ideal area for sightseeing, hiking and many activities.

This time we present a two-storey farmhouse with the charm of the old buildings. The house is habitable but requires some renovations, such as two new roofs and floors in parts of the house. In front of the house we have a large communal space but for private use and on the left a room of about 12m<sup>2</sup> with a feature fireplace. This room can be used as a small guest room or maybe office/studio.

The property layout is as follows, on the ground floor we access a large room from which we enter the spacious living room with a nice period fireplace typical of the Andalusian cortijos. To the left of the living room is the kitchen-dining room. This part of the house has lots of natural light and very good views of the mountains in front. Off the living room we access another room that can be used as a studio or office. From this area we access a bedroom on the left which leads onto another room at the back.

One part of this back room is currently a storage and the other part gives access to the bathroom and to a second bedroom. From here it is possible to make a direct access to the patio at the back of the property, at a very low cost

This area can be used for multiple uses, a garden, orchard, swimming pool, outdoor living. The orchard can be fenced and turned into a very private area.

On the upper floor is a spacious room, multiple uses can be given to this unique space, we would suggest a bedroom or study room with magnificent views over the south and west mountain ranges. Even more, the roof in front can be converted into a large terrace directly accessed from this room, converting this area into a unique outstanding part of this large full of character property.

In general it can be said that it is an ideal home for people who seek tranquillity, while being within walking distance of the nearest village; Serón. The hamlet where it is located is quiet and has a few neighbours. Ideal location to enjoy nature without giving up any comfort.

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