






### Village House

12 bedrooms

2 bathrooms

 702 m²

 922 m²

 Private

**REF: IC 735**

**Casa Grande**

## Tijola

**€499,000**

### HOUSE FOR SALE:

19th century house in the historic urban area of Tijola (Almería) (Spain) with a constructed area of 702 square meters. With a ground floor where the winery and commercial premises are located; First floor and second floor with housing and old disused premises (barn, sunrooms and barns, etc.)

On the first floor are the living spaces or areas: hall, cabinet, living room, office, dining room and kitchen, as well as a bathroom and two bedrooms. On the second floor, which is accessed by stairs: a living area, bathroom, and ten bedrooms, roof terraces and terraces.

The house consists of an old, terraced garden, with a well, a small swimming pool with a filter, and an orchard; as well as an old Parador where the stables and corrals were located and where the products and implements of the field entered, with a large porch through which the house communicates with the back street, today used as garages. In addition, the ground floor of the old barn, located between the garden and "the parador", is set up as a living area, and its open plan upper floor could be set up for homes or bedrooms. There is another space that communicates the inn with the winery, where the slaughters were carried out, the flour was kneaded and where the farm implements and animal feed were kept.

The whole complex is settled on a 1000 square meter floor between the house and the outdoor spaces (garden, inn and garages), facing two streets. A space that, if housing is not of interest, can be built today, and according to current municipal regulations, with three floors on the main façade (Maura street) and two on the back (Juan de Austria). It is an area of the historic urban center close to the main facilities and well connected by road with the rest of the municipalities.

- Area: 922.08 square meters / Ordinance Old Case U-1
- The land is not covered by any public protection regime.
- House occasionally inhabited by the family.
- Commercial premises not currently rented.
- The land has a solar condition and can be built.
- Consolidated urban land.

Streets: Maura nº 2 and Juan de Austria S / N.

Geolocation: Longitude -2.438019 Latitude 37, 344872

Property Registry No. 1 of Purchena (Almería) (Spain)

REF: IC 735

