

**AF643: 4 Bedroom Cortijo for Sale in Oria, Almería**

**125,000€** ≈£107,035



Cortijo Matias - A country house in the Oria area. (Habitable)

Habitable 4+ bedroom country property for sale in Almeria Province, situated on the Rambla de Oria around 15 minutes drive from the towns of Oria and Albox, both of which offer a wide range of amenities including shops, supermarkets, tapas bars, restaurants, schools and 24 hour medical centres.

With a build size of 170m<sup>2</sup>, this two storey house is habitable to a basic standard, but in need of renovation / modernisation. The ground floor comprises an entrance hall, living room, very basic kitchen, pantry, room with fireplace, 4 double bedrooms and a bathroom. The first floor comprises two large rooms which could easily be converted to two ensuite bedrooms.

To the front of the house is a walled & gated patio, and to the side is a 32m<sup>2</sup> garage with a terrace above, accessible from the first floor of the house. There are two further adjoining garages totalling 65m<sup>2</sup>, separate from the main house.

Mains electricity and water are connected, and telephone / internet are available for connection.

The land to the front of the house is flat with a garden area and plenty of space for parking. The remainder of the land is hillside.

- ✓ 4 Bedrooms
- ✓ 3,132m<sup>2</sup> Plot size

- ✓ 1 Bathroom
- ✓ No Pool

- ✓ 170m<sup>2</sup> Build size
- ✓