

# THINK PROPERTY...

# THINK PRICE BROWN

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## AF691: 4 Bedroom Cortijo for Sale in Albox, Almería

99,999€ ≈£85,514



Casa Tania - A village house in the Albox area. (Habitable) Huge semi-detached 4+ bedroom village house situated in a small village with basic amenities including a bar, bakery and pharmacy. The village is only 10 minutes from the large town of Albox which offers all amenities including shops, supermarkets, banks, schools, cafes, bars, restaurants, sports facilities and a 24 hour medical centre. With a build size of 365m<sup>2</sup> set over two floors, the property is set in a plot of 200m<sup>2</sup> with a small walled garden area which needs clearing. Whilst the property is habitable, some modernisation and renovation work is needed in several rooms. The front door opens into an entrance hall with a double bedroom to one side and a small lounge to the other. An open archway leads into a dining room with a double bedroom to one side. From here a door leads into a fitted kitchen with space for a breakfast table & chairs, and a pantry to one corner. There is also a bathroom comprising bath, WC and pedestal basin. Also on the ground floor is a large room with an adjoining office and storeroom, all of which used to be a village shop. Stairs lead up to a large landing area on the first floor currently used as a study. There are two large renovated bedrooms, one of which has some damage to the suspended ceiling tiles as can be seen in the photos. Also on the first floor are three rooms in need of complete renovation.

Albox is large market town in Almeria, Andalusia located in the northeastern part of the Almanzora Valley and 120 km from the provincial capital, Almería . In 2014 it had 11,715 inhabitants, a surface area of 168.42 km<sup>2</sup> with a density of 69 inhabitants per square kilometre. The post code is 04800.

### Location

The town itself sits between the Sierra de los Filabres and the Sierra de los Estaciones mountain ranges on the banks of the ancient river bed of the Almanzora Valley. North is Velez Rubio, South is Cantoria, West is Oria and East is Arboleas.

- ✓ 4 Bedrooms
- ✓ 200m<sup>2</sup> Plot size

- ✓ 1 Bathroom
- ✓ No Pool

- ✓ 365m<sup>2</sup> Build size
- ✓

Tel: (+34) 950 478 915

[www.pricebrown.com](http://www.pricebrown.com)

Email: [sales@pricebrown.com](mailto:sales@pricebrown.com)

Paseo de Mediterraneo, 171, Mojácar 04638 Almería