

# THINK PROPERTY... THINK PRICE BROWN

PROPERTY SALES, MANAGEMENT & RENTALS

PRICE  
BROWN  
PARTNERSHIP  
ESTABLISHED 1986

## DV1406: 0 Bedroom Villa for Sale in Velez-Rubio, Almería

175,000€ ≈£151,078



**Cortijo El Ginte - Velez Rubio** - Dreaming of your boutique hotel, B&B, Yoga retreat, horse riding centre or eco Yurt hotel ... this amazing property gives you a unique opportunity to make those dreams come true. This collection of cortijos with a total of 26 rooms will allow you to create the accommodation you have been looking for but, so far, have been unable to find. Partially renovated with over 200m<sup>2</sup> of roof replaced the estimated price to complete the work which would provide you with over 700m<sup>2</sup> of living space is €100,000. For under €300,000 you could be the owner of a magnificent boutique hotel or simply a stunning family home. In addition this house sits on 1 hectare of urbanisable land giving you the opportunity to build up to 8 more houses of 150m<sup>2</sup> or further accommodation. Ideally located within a 5 minute drive of the pretty town of Velez Rubio and all its amenities, set in 6.6 hectares of stunning landscape including your own pine forest, almond and olive trees. A unique project in a peaceful location, rural but not remote. Mains water is already at the property. Electricity would need to be connected and the nearest connection is between 500 – 750 meters away.

Useful Information from the seller :

- **Is the property habitable?** Not at present
- **What is outstanding to be finished and is it structural and/or cosmetic?** Approximately two thirds of the roof has been replaced with recycled terracotta tiles with a concrete ring beam installed at the same time. Internally some rooms need floors replacing, it needs plastering, there is no wiring and no plumbing
- **What services are at the property?** There is only mains water. There is no electricity at present
- **Sewage?** There is a pozo negro / septic tank
- **Water, would this be main or another ?** Mains water.
- **Irrigation system?** The neighbouring property has a spring fed water balsa and "El Ginte" has rights to use 2 days out

- ✓ 0.0 Bathrooms
- ✓ Room for a Pool
- ✓ 90 mins drive to a Beach
- ✓ Rubbish Collection: 10.61€ Every 3 months

- ✓ 700m<sup>2</sup> Build size
- ✓ Underground Parking
- ✓ 5 mins drive to the Shops

- ✓ 76,000m<sup>2</sup> Plot size
- ✓ Private Garden
- ✓ IBI (Property Rates): 10.24€ Annually

Tel: (+34) 950 478 915

www.pricebrown.com

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

Paseo de Mediterraneo, 171, Mojácar 04638 Almería