

## APF-4240 - Cortijo Chirral - Oria



**€ 250,000**

Country House Detached Renovated

Land area - 2.3966 hectares Floor area - 341 m

5 bedrooms

4 bathrooms

Water: Mains Electricity: Mains

Telephone: Yes Internet: Yes

Swimming Pool: Private

REDUCED! Fabulous large detached 5 bedroom, 4 bathroom country house with swimming pool set in a huge plot of just under 24.000m<sup>2</sup> in a beautiful rural location with stunning valley views.

The property is situated in the popular Rambla de Oria area, only 10 minutes from the traditional town of Oria which offers all amenities for daily living including a 24 hour medical centre, and 15 minutes from the larger town of Albox which offers additional amenities. The rambla is home to several bars, one of which is in easy walking distance.

From the gated entrance, a driveway leads up to the house and a pathway leads through to a large private tiled patio. A patio door opens into a lovely glazed porch / sun room and, from here, the front door opens into a large kitchen / dining room with a free standing wood burner to one corner. The kitchen is fitted with a good range of storage cupboards both above & below the granite work surfaces and a single sink. From the dining area, a door leads through to a cosy lounge with air conditioning and a radiator.

Also from the kitchen, a door with steps leads down to a large room with a fireplace housing a wood burner to one end, and leading off here are two double bedrooms and a bathroom. This area of the house already has its own entrance from the driveway and, with the additional of a kitchenette, could easily be converted to a self contained guest apartment.

Steps from the dining area lead up to a spacious family bathroom comprising a free standing bath tub, WC

and basin set in a vanity unit. The bathroom benefits from heating via the outlet pipe from the wood burner.

The stairs continue past the bathroom up to a landing area on the first floor which offers ample space for a study / office area. At the top of the stairs is a pellet burner which provides heating for two large double bedrooms, one of which benefits from an ensuite shower room. Also off this landing is a spacious master bedroom which has its very own pellet burner positioned near to a lovely free standing bath tub. A glass block wall divides the remainder of the ensuite which comprises a tiled shower cubicle, WC and basin set on a vanity unit.

All three first floor bedrooms are fitted with air conditioning.

With a total build size of 341m<sup>2</sup>, this versatile property includes two large store rooms with access via the front patio which could be converted to guest accommodation if desired.

A wall with an arched gateway divides the patio from the pool area where the 10x5m free form salt water pool is set in a lovely private walled patio with plenty of space for sunbathing. To one end of the pool is a covered outdoor kitchen / entertaining area with a pergola covered seating - a fabulous spot for alfresco dining whilst enjoying those fantastic views.