



**Cortijo Perla**

Cortijo  
3 bedrooms  
One bathroom  
🏠 253 m<sup>2</sup>  
🏠 407 m<sup>2</sup>

**REF: IA 2262**

**Arboleas**

**€105,000**

A spacious two Storey Cortijo available for sale in the area of Arboleas here in Almeria Province. The Cortijo is in very good condition throughout and with some restoration work would make a very nice home. To the left of the property there is a useful plot of concreted urban land of approximately 200 m<sup>2</sup> providing space for patio, parking, swimming pool etc. This area also has a small kennel space.

The Cortijo upon entry has a spacious reception area with a double bedroom on the right hand side and two interconnected bedrooms on the left hand side. The reception area leads through to a lounge with fireplace and the stairs for the second floor. Beyond the lounge is another lounge with a storage cupboard and an independent room for a kitchen. This lounge has access to a patio area which contains a spacious laundry room with sink, WC and shower tray. To the left of the lounge a doorway leads through to a hallway with bathroom with WC, bidet, basin and bath tub on the left and on the right a third lounge area with fireplace. The hallway also has a door leading to the outside patio area.

Upstairs the property has the benefit of a new roof and there are four rooms in good condition and also a nice terrace with views of the surrounding area. The Cortijo has many traditional features with typical Spanish tiles, wooden beams, marble, and wooden doors and windows.

The Cortijo sits on a plot of approximately 407 m<sup>2</sup>. Located in a quiet street in the popular area of La Perla with the village of Arboleas close by and good road access for the rest of the Almanzora Valley and the coast which is around thirty minutes away by car.

Arboleas has all the amenities including a new health centre and has plenty of activities and fiestas etc throughout the year.

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