

INTERMOBILIARIA



Terreno Rustico en Colmenar – habitaciones – baños

Hab. **3** Bathrooms **1** Const. **248m2** Terreno **311000m2**
R4646506 **property** **Colmenar** **1.495.000€**

Rustic property that brings together several plots with a total area of 311,000m² and a cozy country house with 3 bedrooms, full kitchen, bathroom, living room with fireplace, porch, a pool area, solarium and recreation and recreation area... An ideal place to celebrate family and friends gatherings, where adults and children will enjoy unforgettable evenings. It is mostly composed of olive grove surface, both dry and irrigated, of different varieties, frames and age of plantation, but the entire surface is Organic, certified by CAEE. We also find a surface of pastures, various fruit trees, almond trees, as well as an orchard, all oriented towards the consumption of the property. All with irrigation structures, such as branches, drippers, solenoid valves, pressure gauges, among others. The property has a natural water source, has two wells, an ILURCO modular tank with a volume of 1,013 m³ and also has a water supply from the town with its meter. In addition, it has a warehouse for the farm's machinery and tools, with an area of 172.82 m² and a height of 4.50 m. This agricultural warehouse contains new products such as doors, windows and installations, both plumbing and electrical, that make it more efficient in consumption and insulation, as well as an internal loft and other furniture. It has its own electrical network from the transformer with 380V for industrial use and Internet, with several Wi-Fi repeaters in the built areas (ship and house). Currently, the farm is under a hunting reserve that belongs to the municipality of Colmenar, which can be extended or canceled annually, with reserve and guard services, through the Riogordo Agro-Olivarera Cooperative. This farm is located in the municipality of Colmenar, in the Axarquía region, a peaceful town located in the middle of mountain landscapes on the edge of the Montes de Málaga natural park, with hiking trails through pine forests that lead to waterfalls. and viewpoints. Right next to the Gran Senda de Málaga (GR 249), to enjoy nature in its maximum splendor and be able to contemplate the impressive landscape. It is accessed through a service road in good

condition, which begins at the bridge that gives the exit to Riogordo from the A-356 highway, at the height of Arroyo de Cuevas. It is closed to traffic with a security fence and there are several internal lanes in good condition, from which you can walk the entire property on foot and by vehicle. Currently, the Riogordo section is concreted and it is planned that the distance to the farm, about 2.3 km, will also be cemented, giving it very good access. It has a very good location, just 32 km from Malaga capital and less than 40 km from the beaches of Torre del Mar, with all the necessary services very close. It is a property that presents many possibilities and great potential for the creation of new projects...If you wish, you can expand the construction, as it is allowed on plots of 25,000 m2 or more, or give it a different focus and use it for rural tourism, rural hotel or leisure complex... The options that this property presents are tremendous, in a unique enclave with great projection... but better, call us and we will provide you with all the necessary information! This property is marketed through the Multivexclusiva system, which implies that any management carried out in relation to its purchase and sale must be carried out through our agency. For this reason, we ask you to contact us directly without directly bothering the owners or occupants of the property.

Barbeque
Solarium

Barbeque
Storage Room

Private Terrace
Wood Flooring