

ALL IN

real estates



Farm in Arriate

Bedrooms **2** Bathrooms **2** Built **1841m2** Terrace **0m2**

R5449819 **Farm** **Arriate** **699.000€**

****Rustic Poultry Farm with Integrated House and Swimming Pool**** Discover this outstanding opportunity to combine business and country living. This exceptional rustic estate, dedicated to poultry farming, is set in a privileged natural environment. The property perfectly combines agricultural production with comfortable residential living, surrounded by spectacular views. The main residence is a unique house built directly into the rock, providing natural climate control that maintains comfortable and stable temperatures throughout the year without the need for conventional heating or cooling systems. It features two cosy bedrooms, two bathrooms, a terrace, and a balcony with beautiful views. The property is in good condition and ready to move into. The poultry farm includes a large main building arranged over two floors, each measuring approximately 800 m², designed for high-capacity poultry production. The facilities are complemented by a separate storage building for machinery, tools, and farm equipment, as well as two functional stables. Essential services are fully secured with a private well, mains water supply, and mains electricity, ensuring efficient and well-organised operations. Additional features include a garage, ample parking area, storage room, and extra storage space. The outdoor areas surrounding the house are landscaped and include a designated area suitable for creating a vegetable garden, as well as a generously sized swimming pool, perfect for relaxing after a day's work. Security and privacy are guaranteed, as the entire estate is fully fenced and benefits from two separate access points.

for greater convenience. The privileged natural setting offers complete tranquillity, with a cool and humid climate that is ideal for poultry farming. This is a unique opportunity for entrepreneurs in the poultry industry seeking to combine a successful business with a peaceful lifestyle in harmony with nature. ****Note:**** The Energy Performance Certificate (EPC) is currently being processed. The energy rating shown in this advertisement does not correspond to this property. ****NO BUYER'S AGENCY COMMISSION.**** Purchase costs are not included in the sale price (Notary fees, Land Registry fees, and Property Transfer Tax). For further information, please do not hesitate to contact us or visit us at ****Ática Real Estate****, Avenida de Málaga 26 (Edificio Redondo), Ronda. You can also browse our other properties on our website or, if you prefer, give us a call so that we can provide you with a more personalised service.