

ALL IN

real estates



House in Arriate

Bedrooms **2** Bathrooms **2** Built **1841m2** Plot **7049m2**

R5452012 **House** **Arriate** **699.000€**

****Rustic Poultry Farm with Integrated House and Swimming Pool**** Discover this outstanding opportunity to combine business and country living. This exceptional rural estate is dedicated to poultry farming and is set in a privileged natural environment. The property perfectly combines agricultural production with comfortable residential living, all surrounded by spectacular views. The main residence is a unique house built directly into the rock, providing exceptional natural insulation that maintains comfortable and stable indoor temperatures throughout the year without relying on conventional climate control systems. The home features two cosy bedrooms, two bathrooms, a terrace, and a balcony with beautiful views. The property is in good overall condition. The poultry operation includes a large main warehouse arranged over two floors, each offering approximately 800 m² of space, designed to accommodate large-scale poultry production. The facilities are complemented by an agricultural storage building for machinery, equipment, and farm maintenance tools, as well as two functional stables. Essential utilities are fully available, including a private well, mains water supply, and mains electricity, ensuring an efficient and well-organised operation. Additional amenities include a garage, ample parking area, a storage room, and further storage space. For leisure and relaxation, the estate offers landscaped gardens surrounding the house, a designated area for establishing a vegetable garden, and a generously sized swimming pool, perfect for unwinding after a day's work. Security and privacy are fully

ensured, as the entire property is fenced and benefits from two separate access points, allowing convenient vehicle movement. The privileged natural surroundings provide complete tranquillity, with a cool and humid climate that is particularly well suited to poultry farming. This is a unique opportunity for entrepreneurs in the poultry industry seeking to combine a successful agricultural business with a comfortable home 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.