ALL IN
real estates








House in Alora

Bedrooms	**5**	Bathrooms	**4**	Built	**415m2**	Plot	**81331m2**

R5512306	**House**	**Alora**	**795.000€**

Estate with rental accommodations, organic olive production, and vineyard in a magical location. Located in the hills above Álora, approximately twenty minutes' drive via a fully paved road, lies this extraordinary estate where living, entrepreneurship, and the outdoor lifestyle come together in a very natural way. From the moment you drive up the long driveway, you notice that this is no ordinary finca. The plot of approximately 80,000 m² is stunning. Via a paved access road, you drive through the olive grove, passing the spacious guest house, a studio, and the vineyard, continuously climbing higher. Behind every turn, a new view over the surrounding landscape opens up, until we arrive at the main house. Living High Above the Landscape The main house enjoys a magnificent position on the estate. From various points inside the house and from the terrace, the views are breathtaking. The home features two spacious bedrooms, both with their own en-suite bathroom. There is a large living room and an adjoining spacious kitchen equipped with all necessary built-in appliances. The terrace is one of those places where you will naturally linger longer than planned. From here, you look out over the distant hills and mountains, experiencing a sense of space and tranquility that is rare to find so close to Álora. Rental Accommodations The estate features two separate accommodations, both benefiting from an official Casa Rural license. The largest guest house is situated lower on the plot. It offers plenty of privacy for guests and, once again, a majestic view of the surrounding landscape. This complete home

includes a living room, two bedrooms, a kitchen, a bathroom, and a large terrace. It accommodates up to four guests. Situated higher on the plot, and close to the large swimming pool, is a charming casita for two people. The layout consists of a combined space with a double bed, a seating area, and a kitchen. In addition, there is a modern bathroom and a private terrace. The tourist rental operation has been active for 13 years and is transferable. The inventory of these two accommodations is also included in the sale of this estate. So you can start welcoming guests from day one. Swimming Pool There is a very spacious swimming pool (9 x 4.5 m) for yourself and your guests. Surrounded by beautiful green plants, the pool is centrally located next to the wooden pergola. The pool can be used year-round, in both summer and winter, as it is equipped with a heat pump. An extra toilet is available near the main pool. Next to the pool lies a jeu-de-boules (bocce) court. It is a wonderful spot for guests to enjoy the pool and the views during the day, while the main house retains its own privacy. Storage Facility, Olive Production, and Office Opposite the house is the storage warehouse (magazijn). This facility is partly used for storage, including packaging for the olive oil. After the annual harvest of the estate's own olives, they are pressed at the local olive mill. The bottling and distribution of this premium organic oil take place in this warehouse. This entire process is fully certified. Additionally, this space includes a spacious office to comfortably facilitate remote working. A portion of the land is dedicated to a vineyard, where Syrah and Cabernet Sauvignon are cultivated to produce red wine. This process is also authorised by an officially granted licence. In addition, a small plot has been planted with Moscatel grapes, for eating or for making sweet wine. Between the holiday home and the main house, there is a dedicated space for creative minds. The current owners use this spot as an artist’s studio. Featuring a glass wall facing the valley, this space offers an incredible view that instantly inspires. Other Information The main house, holiday home, and swimming pool are included in a First Occupancy License (LPO); additionally, the remaining structures are registered with an AFO certificate. There is an active rental license, a license for winemaking, and the olive orchard is organically certified. The property is connected to three-phase electricity, town water, and the estate also features several private wells. The vast grounds offer several spots where you can pause to take in the views. Notable as well is that, despite the estate being developed on a mountainside, there are several large flat areas of land. The various rock formations found throughout the land also offer opportunities for climbing and bouldering. It is a landscape that ?was ?not ?created ?to ?be artificially perfect. ?Rather, ?it is the combination of ?olive trees, ?the vineyard, ?hills, ?rocks, and open space ?that ?gives ?this ?place ?its ?unique ?character.

Double Glazing	Double Glazing	Ensuite Bathroom
Guest Apartment	Guest House	Private Terrace
Utility Room	WiFi	