



## Finca - Rural Estate for sale in Villanueva del Rosario, Villanueva del Rosario

**190,000 €**

Reference: R5062462    Bedrooms: 1    Bathrooms: 1    Plot Size: 4,227m<sup>2</sup>    Build Size: 104m<sup>2</sup>    Terrace: 60m<sup>2</sup>





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## Nororma, Villanueva del Rosario

RUSTIC. Dry and undivided olive grove plot located in the Cortijo Alto neighborhood, in the municipality of Villanueva del Rosario, with an area of 4,228 m<sup>2</sup>. It comprises: a separate residential building, consisting of a ground floor only, with a constructed area of 99.58 m<sup>2</sup>, and a small building intended for agricultural storage, consisting of a single floor and a constructed area of 10.23 m<sup>2</sup>. The house, presented as a loft, comprises one bedroom (with the possibility of converting two more), a bathroom, a living room, and an open kitchen (loft). Aluminum windows and doors, new Endesa connection (compliant with regulations), insulation, equipped kitchen (oven, ceramic hob, refrigerator, dishwasher, etc.), wood-burning fireplace with insert, original pizza oven, fully furnished (leather sofas, notarized oak furniture, 2 electric bed bases, etc.), swimming pool also serving as a water tank, 25,000 liter water tank + 4 rainwater tanks of 1,000 liters each, septic tank. The land is fully fenced and includes olive trees, fig trees, almond trees, pear trees, lemon trees, apple trees, pomegranate trees, white vines, laurels, walnut trees... Sold with tractor and all equipment, chainsaw, trimmer, ladders... compressor... The property is located 6 minutes by car from Villanueva del Rosario, 12 minutes from Villanueva del Trabuco and is accessible all year round via concrete roads. Fountains and marked walking paths, opportunities to practice mountaineering...



## Features:

### Features

Covered Terrace  
Storage Room  
Double Glazing  
WiFi  
Access for people with reduced mobility

### Setting

Close To Shops  
Close To Town  
Close To Schools  
Mountain Pueblo  
Close To Forest

### Furniture

Fully Furnished

### Security

Gated Complex

### Category

Holiday Homes  
Resale

### Climate Control

Fireplace

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Private  
Open

### Views

Mountain  
Garden  
Pool  
Forest

### Pool

Private

### Garden

Private

### Utilities

Electricity