



## Finca - Rural Estate for sale in Gaucín, Gaucín

**2.800.000 €**

Reference: R5107468   Bedrooms: 8   Bathrooms: 6   Plot Size: 70.000m<sup>2</sup>   Build Size: 700m<sup>2</sup>   Terrace: 1.100m<sup>2</sup>





## Serranía de Ronda, Gaucín

### INVESTMENT OPPORTUNITY:

This is a unique opportunity to buy a real Finca-Cortijo in Andalucia together with a young avocado plantation. There is a total built surfaces of 1.800 m<sup>2</sup>, 70.000 m<sup>2</sup> of fully fenced land including 23.000 m<sup>2</sup> of productive avocado plantation with all the water they need and all the irrigation system installed and working perfectly.

The constructed areas include the main house which in the old times was a water mill, guest housing facilities, staff house, winery, storage, porche areas and floored terraces.

The avocado plantation now has 950 trees, but this is only 23.000 m<sup>2</sup> out of 70.000 in total. There is still room for more. The plantation is a flat area so its much easier to work on them and collect. The main supply for the avocados is water. The finca not only has 500 m long riverside, but also 3 wells. With only one of them there is plenty of water for everything.

Furthermore, there are different orange, lemons, olive trees and vineyards.

The access is as simple as driving the road from Manilva to Gaucin. It takes just about 25 mins down to the beach, or 30 mins to Guadalmina or Sotogrande.

Estimated 5 year ROI over the plantation value, 59%.

Estimated f year ROI over the total purchase, 21%. (not considering any productivity from the housing facilities, but it would be ideal for rural tourism).



## Features:

Özellikler	Oryantasyon	İklim kontrolü
Kapalı teras	Güney	Şömine
Özel teras	Güney Doğu	Kalorifer
Depo		
Ensuite Banyo		
Çift cam		
Salaryum		
Konuk daire		
Kamu hizmeti odası		
Barbekü		
Gündüz bakımı		
Personel Konaklama		
<b>Görüşler</b>	<b>Ayar</b>	<b>Durum</b>
Dağ	Şehre yakın	İyi
Panoramik	Ülke	
Ülke	Köy	
Bahçe	Dağ Pueblo	
Avlu	Ormana yakın	
Orman		
Havuz	<b>Mobilya</b>	<b>Mutfak</b>
Özel	Mobilyalı	Tam takılmış
	İsteğe bağlı	
<b>Bahçe</b>	<b>Güvenlik</b>	<b>Otopark</b>
Özel	Kapılı kompleks	Özel
Peyzajlı		Açık
Kolay Bakım		Birden fazla
<b>Kamu hizmetleri</b>	<b>Kategori</b>	
Elektrik	Tatil Evleri	
İçilebilir su	Yatırım	
Fotovoltaik güneş panelleri	Pazarlık	
Güneş Su Isıtma	Yeniden satış	