Finca - Cortijo in Villanueva De La Concepcion

€395,000

Villanueva De La Concepcion, Málaga

Bedrooms: 3 | Bathrooms: 1 | Plot: 70000 m² | Built: 100 m² | Terrace: 150 m²









Overview

Exceptional 17-Acre Country Estate on the Fringes of El Torcal – Villanueva de la Concepción | €395,000

3 bedrooms · 1 bathroom · 69,607 m² of private grounds · Traditional Andalusian cortijo · Exceptional countryside setting · Modernisation opportunity

Set amidst the rolling countryside on the fringes of El Torcal, an area of exceptional natural beauty, this traditional Andalusian cortijo offers a rare opportunity to acquire almost seven hectares of land and create a truly individual country residence.

With approximately 17.2 acres of rolling fields, mature trees and beautiful natural landscapes, this estate is as much

a lifestyle purchase as it is a property investment.

A Canvas to Make Your Own

The farmhouse retains much of its traditional Andalusian character, with thick walls, beamed ceilings, deep-set windows and a traditional stone-paved courtyard surrounded by mature trees.

The existing ground floor comprises three bedrooms, a bathroom, a living and dining room and a separate kitchen, with additional space currently used for storage on the upper floor.

For a buyer with imagination, the house provides a blank canvas upon which to create an exceptional country home, combining traditional architecture with contemporary comforts.

One particularly exciting possibility would be to remove the ceiling in the bedroom to the left of the main entrance, incorporating the sloping roof space above to create a spectacular double-height room with exposed beams and a wonderful sense of space.

The remaining upper-floor accommodation could be reimagined as a dedicated owner's suite, incorporating a spacious bedroom, private bathroom and dressing area.

With sympathetic modernisation and thoughtful architectural design, this traditional farmhouse could be transformed into a distinctive country residence without losing its original Andalusian identity.

An Exceptional Estate of Almost 70,000 m²

The estate extends across 69,607 m² of gently rolling and sloping countryside, encompassing open fields, established trees and natural landscapes.

The sheer scale of the grounds offers considerable freedom for a buyer to shape the estate around their own lifestyle and interests.

From creating landscaped gardens, private walking trails and outdoor entertaining areas to exploring equestrian pursuits, keeping animals or developing a more self-sufficient lifestyle, the opportunities are considerable.

Alternatively, the grounds could simply be enjoyed in their natural state, providing an exceptional sense of space, privacy and connection with the surrounding countryside.

Peace, Tranquillity and Exceptional Natural Beauty

One of the property's greatest assets is its setting. Surrounded by rolling hills, open countryside and expansive natural landscapes, it offers a wonderful escape from the noise and pace of modern life.

Imagine enjoying breakfast beneath the mature trees, spending afternoons exploring your own estate and watching the sunset across the Andalusian countryside.

The nearby El Torcal natural landscape, renowned for its spectacular limestone formations, walking trails and breathtaking scenery, provides an extraordinary setting for those who appreciate nature and outdoor living.

Rural Living Without Isolation

Despite its peaceful countryside setting, the property benefits from its proximity to Villanueva de la Concepción and Casabermeja, providing convenient access to supermarkets, shops, restaurants, cafés, pharmacies and everyday amenities.

Casabermeja also provides direct access to the A-45 motorway towards Málaga, connecting the estate with the city, international airport and Mediterranean coastline.

Enjoy a day on the Costa del Sol, explore the cultural attractions of Málaga or dine in one of the nearby traditional Spanish villages before returning to the peace and tranquillity of your own private country estate.

It is this balance between countryside living and accessibility that makes the location particularly appealing.

Create Something Truly Exceptional

This is a property for someone who appreciates natural beauty, values privacy and wants the freedom to create a home that reflects their own personality and aspirations.

With a carefully considered programme of modernisation, potentially in the region of €100,000 depending on specification and structural requirements, the farmhouse could become a remarkable country residence in an exceptional setting.

The farmhouse is your canvas, the landscape is your inspiration, and the finished estate is yours to imagine.

Asking price: €395,000

Proposed architectural alterations and alternative uses of the land are subject to technical assessment and any necessary planning permissions.

Royal Decree 218/2005 – Andalucía

In accordance with Royal Decree 218/2005 of the Junta de Andalucía, prospective purchasers are advised that taxes, notary fees, land registry fees and other associated purchasing expenses are not included in the advertised price.

All measurements, descriptions and property details are provided for guidance and are subject to verification.

Amenities

Setting: Country, Mountain Pueblo, Close To Town
Orientation: North Facing, East Facing, South Facing, West Facing
Condition: Renovation Required
Pool: Room For Pool
Climate Control: Fireplace
Views: Mountain Views, Country Views, Panoramic Views, Garden Views, Courtyard Views
Features: Private Terrace
Furniture: Optional Furniture
Kitchen: Partially Fitted Kitchen
Garden: Private Garden, Easy Maintenance Garden
Parking: Open Parking, Multiple Parking Spaces, Private Parking
Utilities: Electricity
Category: Investment, Resale

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