



## Detached Villa for sale in Álora, Álora

595,000 €

Reference: R5286562 Bedrooms: 6 Bathrooms: 4 Plot Size: 25,055m<sup>2</sup> Build Size: 249m<sup>2</sup> Terrace: 30m<sup>2</sup>





## Valle del Guadalhorce, Álora

Once-in-a-Lifetime Country Property in Álora

With Tourist Rental License & OCA License for 5 Horses

Looking for peace, space, breathtaking views, and a proven rental opportunity? This truly exceptional country estate offers the perfect combination of privacy, comfort, income potential, and an authentic Andalusian lifestyle.

Located just 10 minutes from the charming village of Álora, the property is easily accessible via a 1 km dirt road and enjoys total privacy surrounded by nature and panoramic countryside views.

Main Owner's House (approx. 108 m<sup>2</sup>)

- 2 bedrooms
- 1 bathroom
- Open-plan kitchen with dining area
- Spacious terrace
- Swimming pool (9 x 5 m)
- Air conditioning installed

A comfortable and charming home, perfect for permanent living or as a private residence alongside the rental business.

Three Fully Renovated Guest Casitas (AFO in progress)

Ideal for holiday rentals or guest accommodation and B&B, each with its own character.

All casitas are equipped with air conditioning and are connected to a separate power distribution box, allowing independent management of the rental units.

- Cottage 1: Studio with kitchen and bathroom
- Cottage 2: Two bedrooms, bathroom, open-plan kitchen, small living room, and porch
- Cottage 3: One-bedroom apartment with bathroom and open-plan kitchen
- ✓ Separate guest entrance
- ✓ Separate parking area for guests

All furniture included, enabling immediate start of rental operations.

Rental & Legal Highlights

- Official tourist rental license in place
- Ready-to-run holiday rental business
- Excellent income potential in a highly desirable rural location

Plot & Outdoor Space

- Plot size: over 25,000 m<sup>2</sup>
- Almost entirely fenced and gated
- Absolute tranquility and open countryside views

A Dream Property for Horse Lovers

The true icing on the cake: this property is perfectly equipped for equestrian use.

- OCA license for 5 horses
- Stables on site
- Riding arena (20 x 40 m)
- Open stables and storage for hay or additional boxes
- Endless riding routes directly from your own land



Additional features:

- Chicken coop
- Storage room

Utilities

- Connected to mains electricity
- Separate electrical distribution for the casitas
- Water supplied by truck
- Water storage capacity: 30,000 litres

A Rare Opportunity

This is a rare and versatile property combining:

- Comfortable private living
- Fully legal and operational rental business
- Equestrian facilities
- Complete privacy in one of Andalusia's most beautiful natural settings

Whether you are seeking a lifestyle change, a profitable rural investment, or a horse property with rental income, this exceptional estate truly offers it all.



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Fitted Wardrobes  
WiFi  
Guest Apartment  
Guest House  
Utility Room  
Bar  
Barbeque  
Stables

### Views

Mountain

### Pool

Private Pool

### Garden

Private Garden

### Utilities

Electricity

### Orientation

South

### Setting

Country

### Furniture

Fully Furnished

### Security

Gated Complex

### Category

Holiday Homes

Investment

Resale

### Climate Control

Air Conditioning

Cold A/C

Hot A/C

### Condition

Recently Renovated

### Kitchen

Fully Fitted

### Parking

Private

Open

More Than One