



## Villa - Chalet en venta en Álora, Álora

595.000 €

Referencia: R5286562    Dormitorios: 6    Baños: 4    Terreno: 25.055m<sup>2</sup>    Construido: 249m<sup>2</sup>    Terraza: 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.



## Características:

### Características

Terraza Cubierta  
Terraza Privada  
Trastero - Almacén  
Baño En-Suite  
Armarios Empotrados  
WiFi  
Aptmnt. Huéspedes  
Casa de Huéspedes  
Lavadero  
Bar  
Barbacoa  
Establos

### Vistas

Vistas a Montaña

### Piscina

Piscina Privada

### Jardín

Jardín Privado

### Servicios Públicos

Electricidad

### Orientación

Sur

### Posición

Campo

### Muebles

Completamente Amueblada

### Seguridad

Recinto Cerrado

### Categoría

Casas de vacaciones

Inversion

Reventa

### Climatización

Aire Acondicionado

A/A Frio

A/A Caliente

### Estado

Reformado Recientemente

### Cocina

Cocina Equipada

### Aparcamiento

Párking Privado

Párking Libre

More Than One