



Cortijo Celia , La Gorgaracha, Velez de Benaudalla,  
Granada, €460.000



- Beautiful country finca (Home & Income)
- Substantial renovated house set in lush well stocked gardens
- Open plan living room with vaulted ceiling, superb modern kitchen
- First floor sun terrace with views
- Swimming pool with childs pool area, surrounding terrace

- 23000 square metres of land including avocado farm
- Stunning location within the mountains, views towards the sea
- 5 bedrooms, 2 bathrooms
- Impressive full width and side covered terrace
- Extensive parking area, beaches 25 mins, Granada & airport 55 mins



## Home & Income!

Cortijo Celia is a beautiful country finca with approx 23.000 square metres of land including an extensive avocado farm with great income potential, located within a peaceful, stunning location within the mountains a little way inland from the wonderful Costa Tropical coastline in the south of Granada Province.

This is the perfect opportunity to acquire a fabulous home with an interesting and meaningful business income, in this special area of rural Andalucia, and achieve that idyllic lifestyle choice. This attractively designed main house has been fully renovated and finished to a very high standard throughout just a few years ago and is set within it's own very pretty, lush, well stocked mediterranean style gardens, and there are impressive open views over the surrounding area and towards the sea.

There is a lovely pool area with surrounding terracing comprising main swimming pool and adjacent children's pool as well as ample space for outside entertaining, Other features include covered terraces running the full width and side of the property, with folding glass screens which create an additional garden room when required. A lovely place to dine or simply sit and relax with a glass of wine and enjoy the views! There is also an upper floor sun terrace with access from the landing, from where there are also lovely views.

The accommodation on the ground floor briefly comprises; very spacious open plan living room and excellent modern fitted kitchen, lounge area with vaulted, wood panelled ceiling inset fireplace and chimney breast and staircase and galleried landing to first floor. There are also two bedrooms and a fully tiled shower/wc.

The first floor comprises; landing with glazed doors to sun terrace, spacious family bathroom and three more double bedrooms.

The property is approached via a track and automatic gate, which opens to an extensive circular parking area, with space for many vehicles, boat or caravan etc.

## Property location information

Cortijo Celia is situated near the hamlet of La Gorgaracha and not far from the small town of Velez de Benaudalla with it's own ancient moorish castle and delightful hidden away Nazrid gardens, as well as a good range of amenities such as small supermarkets, cafes, bars and restaurants, banks, post office, school and more.

The coastal towns of Salobreña and Motril are reached within approx 20 minutes by car, and here there are a more comprehensive range of amenities and facilities including larger supermarkets, hypermarkets, commercial shopping areas and of course many cafes/bars/ restaurants as well as the beautiful beaches of the Costa Tropical.

The historic city of Granada with all it has to offer including the wonderful Alhambra Palace and its ancient quarters, is easily accessed via the A44 motorway within approx 40 mins and the airport lying west of the city in approx 50 mins. Malaga airport 70 mins. The Sierra Nevada ski resort can be reached within approx 70 mins, whilst the nearby stunning mountainous Alpujarra region and Lecrin Valley both offer an abundance of walking and mountain biking trails, as well as many other outdoor pursuits.

## Other features

Mains electricity, private local water supply, broadband internet, water deposit, double glazed hardwood framed windows, tiled floors, part aircon, separate casita ideal for storage (with irrigation equipment) land enclosed by fencing, automatic entrance gate



## Accommodation

Part glazed main entrance doors to

Large open plan living area which includes lounge area with ample space for sofas and dining, chimney breast with inset fireplace, superb vaulted and wood panelled ceiling, windows overlooking outside terraces, staircase to first floor and galleried landing. Kitchen area with excellent range of modern fitted units (installed only a few years ago) comprising, wall and base cupboards, ample drawer storage, extensive working surfaces, sink, aga cooking range (electric) separate ceramic hob and extractor, space for fridge/freezer etc. breakfast bar area, window. (accessed via living room)

Bedroom (double) Window to rear, ceiling fan Bedroom (double) Window to rear.

Shower room / wc Double shower cubicle with screens, white suite with wc and wash hand basin with vanity unit. Fully tiled walls and floor, heated towel rail.

First floor (accessed via staircase from living room with half landing)

Galleried landing Part glazed doors to Sun terrace with views over pool area, gardens and beyond to the sea. Doors to

Main Bathroom Fully tiled and spacious with white suite comprising; tiled side panel bath with shower mixer tap and screen, bidet, wc and wash hand basin set into tiled unit with shelving below. Heated towel rail, window to garden.

Master Bedroom Spacious double with wall mounted aircon / heater unit, window with excellent views to front, beams to ceiling, panel heater.

Bedroom Spacious double with window to rear overlooking gardens and avocados.

Bedroom Full width wardrobes, window to rear overlooking gardens and avocados.

## Outside

Automatic entrance gate to large driveway parking area with extensive parking space. Gate and access to lower terrace planted with avocados.

Lovely land to the rear with lawns and many avocados, as well as other fruit trees, apples, pears, figs, almonds, mango, mandarin, lemon, lime, limequats, kumquats several olive trees, plus a small olive grove. The main, more formal gardens area surrounding the house are fenced with a gate leading to the main entrance via the undercover terrace to the side. This also wraps around to the front as previously described.

The pool area is enclosed by fencing and lies to the side and comprises one large swimming pool and adjacent smaller child's pool, with surrounding terraces. Shower. Concealed Pool pump/filtration equipment. Lawns to the front side and rear of the house. Detached casita with good storage for garden tools/machinery and housing irrigation pumping equipment for the land.

Avocado cultivation (currently managed by local farmer)

Presently there are over 1000 trees, the majority of which are of the Lamb Hass variety of avocado. Trees on approx 8000 square metres of the land are mature and are at maximum yield whilst the younger trees will take approx 2.5 years to reach maturity. The income projected in 4-5 years time to be €60,000 plus per annum. There is an excellent automatic irrigation system serving the land, which also cleverly distributes the necessary fertilizers. This is located within a separate Casita (measuring 7.3 m x 4.8 m) within the grounds of the property. Some of the trees are situated to the rear of the house and others on a separate lower terrace to the front, with access via a gate from the main parking area. If preferred, it would be easy to reach an agreement with an outside individual to manage the cultivation of the trees and business side whilst still enjoying the property and all it has to offer.



