

# villa with ancient organic olive grove south of Granada

Between the Med and the snow



The lovely property lies peacefully but not isolated amongst big old olive trees, originally planted by the Moors, giving private & tranquil surroundings . Built in the traditional style of the cortijos in the Alpujarras, spacious and light, fully & lovingly equipped, with its own private pool, it makes you feel at home. It is set at 800 m on the southern slopes of the Sierra Nevada between Cañar & Orgiva. From the poolside terrace enjoy a magnificent view of the southern slopes of the Sierra Nevada with whitewashed villages & shady woodlands sweeping down to the Guadalfeo valley. On the front terrace of the cortijo you can catch the last rays of the evening sun or admire a star lit sky at night.



## The facts:

Built	Plot	villa	Bedrooms	Baths	Pool	Legal	Price
2002	aprox. 17.000 sqm	95 sqm	2	2	6 m x 4 m	100%	295.000 €

### Property description :

The cortijo of aprox. 17.000 sqm is truly idyllic in its setting with each season bringing its own delights. Enjoy beautiful pink and white almond blossom in January/ February, fruit in abundance right through the summer and a golden autumn in November. The cortijo is surrounded by 500 year old olive trees, various fruit trees : Apple-, Pear-, Peach-, Cherry-, Kaki-, Almond-, Apricot- , Grapefruit & Orange trees to name but a few and beautiful flowers, mostly fragrant roses & herbs.

It has rights to spring water and a big water deposit. There is an automatic drip feed system for fruit trees and flowers. The olives are watered with water coming down from the mountain tops using the old Moorish acequias (water channels).



The property has a cemented track down to the main road.





### Equipment & features of the villa:

The villa of 95 sqm has been built in 2002. It is very light, spacious and well equipped. It has been designed to a high standard with thick walls, double glazing & insulated roof to ensure a cool house in summer & a cosy warm home in winter. The lounge area and open plan kitchen are enhanced by the traditional wooden beam ceiling. All windows and French doors are protected by handmade wrought iron grilles.

There are 2 spacious identical bedrooms each with its en-suite bathroom and a walk-in wardrobe. Both bedrooms have their own AC/heat-unit.



The bathrooms have a sink, bath, integrated shower and WC. Both feature a big window.

The kitchen is spacious, modern & provides all you need to produce a delicious meal. It has a 4-flame gas cooker, an

electrical oven, a fridge-freezer, microwave, washing machine & a variety of electrical kitchen appliances.

The lounge area features 2 comfortable sofas (2/2), radio & satellite TV, wireless internet access, CD & DVD player and 2 powerful fans. Two big French doors open onto the large sun terrace, pool area & the 'tinao' (roofed porch). The sun terrace is completely private and can only be overlooked by birds and foxes. The pool is filled with spring water and has its own automatic filter system. A utility shed with easy access from the front terrace is found right next of the house.



A cast iron wood burner with a glass window heats up the home in cooler winter nights.



The villa is supplied with 220 volt mains electricity and has its own meter. All electrical power lines run underground. The property is 100 % legal with all the corresponding paperwork.

The property is made up of 2 plots, both with their own escritura. It would be possible to apply for another building permission.

### **Location :**

The property lies at 800 metres amidst an olive grove on the southern slopes of the Sierra Nevada. The productive olive grove is organically certified since 1990.

It takes you 5 minutes by car to get to Orgiva, the nearest town. You'll find banks, cash machines, post office, various supermarkets, numerous bars & restaurants, 3 health shops, a police station, all schools and 24 h medical services.

Orgiva has developed into a small centre of alternative culture, combining old Spanish tradition with the ecological lifestyle of a young foreign community.

Driving 35 minutes along a beautiful mountain road takes you to Salobreña, the nearest beach of the Costa Tropical.

Granada is a 50 minutes' drive away. Another 30 minutes take you to the ski resort of Sierra Nevada. Skiing is possible between December and May. The highest lifts take you up to 3.400 metres and from there one enjoys unforgettable views of Granada and right across the Med to Africa.

The Moors lived until the end of the 16th century in the Alpujarras. We not only still use their water channels and water deposits, but their original arabic names too. A proposal has recently been submitted to declare the Alpujarras a UNESCO world heritage site.

Hiking is pure pleasure here. It takes a 20 minute car drive to reach the borders of the National Park of Sierra Nevada. You can watch eagles circle in the blue skies, see ibexes fearlessly cross the cliffs above you and feel part of the magnificence of untouched nature all around.

### **Last not least:**

The property is in very good condition as it has been maintained regularly.

It is sold with all inventory and is an ideal property as a permanent or as a second home.

Qualified legal advice and assistance can be obtained by english speaking lawyers in town and UK-lawyers on the coast.

**Selling price: 295.000 Euros**

**Contact the owners:**

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