

## 3 Bedroom Country House for Sale in Huercal-Overa

264,950€



NEW & EXCLUSIVE TO VOSS HOMES - A 3 bed, 2 bath Country House with a licensed, fully up and running and successful dog kennel & grooming business, mains & solar electricity on 6,746m<sup>2</sup> of land-Overa countryside of Almeria.

A great opportunity to run a business you are passionate about from the comfort of your own home.

4 minute drive to the A7 motorway. 5 mins drive to the thriving market town of Huercal-Overa with supermarkets, shops, bars, restaurants, twice weekly street market (Mon & Thurs), cinema, theatre, sports & leisure facilities and hospital etc. 9 mins drive to Urcal village. 30 mins drive to the coast at San Juan de Los Terreros or 40 mins drive to Mojacar beach.

Casa Sleepy Hollow is ideal if you are looking for a rural but certainly not remote property. The property is surrounded by lovely countryside ideal for walkers and cyclists etc There are neighbours nearby but far enough away to give you privacy. There is plenty of room for parking. A car may also be for sale.

The house and kennels sit in the middle of a total of 6,746m<sup>2</sup> of flat land. There is a distance of approx 20 metres from the house to the dog kennel building of approx 190m<sup>2</sup>. The kennels is surrounded by circa 2,500m<sup>2</sup> of fenced land. This area is double fenced and has a row of concrete blocks at the bottom for extra security.

The dog kennel building consists of a reception room / office, dog grooming room with bath, storage / feed room, a toilet & a kitchen. There are 8 main kennels with their own attached outside yards which are walled & fenced. There

- **Video Tour available**
- **240m<sup>2</sup> Build size**
- **3 Bedrooms**
- **6,746m<sup>2</sup> Plot size**
- **3 Bathrooms**