

villa for sale Canjayar, Alpujarra Almeriense



This exceptional property offers the perfect blend of comfortable rural living and proven agricultural profitability, making it an outstanding opportunity both for those seeking a peaceful home in nature and for investors looking for a productive, income-generating estate.~~The house, built in 2011, offers 109 m2 distributed across three bedrooms, one full bathroom, a living room, and a kitchen. Outside, a covered porch with barbecue area and outdoor dining space provides the ideal setting to enjoy the region's climate and natural surroundings. The property also includes a garage, mains electricity, and potable water, ensuring immediate comfort and functionality.~~Located outside the urban centre, with vehicle access via a dirt track, the estate sits within a traditional and stable agricultural landscape, offering tranquillity and privacy.~~Fully Operational Agricultural Production~The estate is currently in full production and generates stable, demonstrable annual income:~~Fruit Production~118 Verna lemon trees minimum estimated yield: 7,420 kg/year~~49 orange trees minimum estimated yield: 1,900 kg/year~~Annual income from lemons and oranges: €11,400~~Olive Production~34 olive trees estimated yield: 980 kg/year~~Greenhouse Production~The property includes three greenhouses totalling approximately 8,000 m2, currently used for growing snow peas (tirabeque), with an estimated annual production of 8,000 kg.~~Each greenhouse generates €7,000 per year in rental income, providing a total of €21,000 annually, ensuring a strong and reliable revenue stream.~~Water Security and Agricultural Infrastructure~The estate benefits from:~~Its own irrigation system~~Access to one of the largest water reservoirs in the area, with an approximate capacity of 300 million litres, guaranteeing water security and uninterrupted agricultural activity throughout the year.~~A Property That Combines Lifestyle, Nature and Profitability~This estate offers:~~A comfortable home in a peaceful natural setting~~A fully operational agricultural business with consolidated income~~Robust infrastructure for both residential and farming use~~It is an ideal choice for anyone wishing to live in the countryside with all essential amenities, or for investors seeking a profitable rural asset with immediate returns.

property details

Spanishestate id: **6358481**
reference:: **13978-RVR**
close to/ located: **Canjayar**

contact

real estate agent: **Best House Guanarteme**
name: **not available**
spreek: **not available**

region: **Alpujarra Almeriense**
property type: **villa**
rooms: **3**
property surface: **109 m2**
surface plot: **17571 m2**
price: **€ 320.000**

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