



# Finca - Rural Estate for sale in Gaucín, Gaucín

2,800,000 €

Reference: R5107468 Bedrooms: 8 Bathrooms: 6 Plot Size: 70,000m<sup>2</sup> Build Size: 700m<sup>2</sup> Terrace: 1,100m<sup>2</sup>





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## Serranía de Ronda, Gaucín

### INVESTMENT OPPORTUNITY:

This is a unique opportunity to buy a real Finca-Cortijo in Andalucía together with a young avocado plantation. There is a total built surfaces of 1.800 m<sup>2</sup>, 70.000 m<sup>2</sup> of fully fenced land including 23.000 m<sup>2</sup> of productive avocado plantation with all the water they need and all the irrigation system installed and working perfectly.

The constructed areas include the main house which in the old times was a water mill, guest housing facilities, staff house, winery, storage, porche areas and floored terraces.

The avocado plantation now has 950 trees, but this is only 23.000 m<sup>2</sup> out of 70.000 in total. There is still room for more. The plantation is a flat area so its much easier to work on them and collect. The main supply for the avocados is water. The finca not only has 500 m long riverside, but also 3 wells. With only one of them there is plenty of water for everything.

Furthermore, there are different orange, lemons, olive trees and vineyards.

The access is as simple as driving the road from Manilva to Gaucín. It takes just about 25 mins down to the beach, or 30 mins to Guadalmina or Sotogrande.

Estimated 5 year ROI over the plantation value, 59%.

Estimated f year ROI over the total purchase, 21%. (not considering any productivity from the housing facilities, but it would be ideal for rural tourism).



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Solarium  
Guest Apartment  
Utility Room  
Barbeque  
Day Care  
Staff Accommodation

### Views

Mountain  
Panoramic  
Country  
Garden  
Courtyard  
Forest

### Pool

Private

### Garden

Private  
Landscaped  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water  
Photovoltaic solar panels  
Solar water heating

### Orientation

South  
South East

### Setting

Close To Town  
Country  
Village  
Mountain Pueblo  
Close To Forest

### Furniture

Not Furnished  
Optional

### Security

Gated Complex

### Category

Holiday Homes  
Investment  
Bargain  
Resale

### Climate Control

Fireplace  
Central Heating

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Private  
Open  
More Than One