



## Boerderij te koop in Gaucín, Gaucín

7.455.000 €

Referentie: R5134960   Plotgrootte: 1.420.713m<sup>2</sup>   Perceelgrootte: 396m<sup>2</sup>





## Serranía de Ronda, Gaucín

Rare opportunity to own a large, versatile farm estate of 142 hectares between Gaucín and San Pablo de Buceite Rare opportunity to own a large, versatile farm estate of 142 hectares between Gaucín and San Pablo de Buceite, with direct access from the A405. All usable land, featuring rolling hills and panoramic views from every corner. The original farmhouse needs renovation, and there is potential to apply for permission to build a substantial new home under the December 2022 Andalusian land-law updates. Water security is provided by two large wells plus mains water at two points, sourced from Gaucín and San Pablo. The property includes two very large barns in excellent condition within a working cattle farm, presenting immediate upside as an equestrian centre or a premium rural estate. **HIGHLIGHTS** Size: approximately 142 hectares (about 1,420,000 m2) of usable countryside Location: superbly placed between Gaucín and San Pablo de Buceite, with direct access off the A405 Land and views: all usable land with rolling hills and breathtaking, uninterrupted views from every part of the property Development potential: the original farmhouse awaits renovation, and there is potential to apply for permission to build a substantial new home under the December 2022 Andalusian land-law updates Water security: two large wells plus mains water available at two points (Gaucín and San Pablo Outbuildings: two very large barns in excellent condition Current use and upside: a functioning cattle farm with exceptional potential as an equestrian centre or a premium rural estate, offering substantial upside for rural Tourism development, diversification, or a luxurious lifestyle retreat This is a rare, once-in-a-generation opportunity to own a vast, versatile property with significant upside for the right new owner.