



## Land for sale in Ronda, Ronda

**639,000 €**

Reference: R5227981   Bedrooms: 4   Bathrooms: 2   Plot Size: 240,000m<sup>2</sup>   Build Size: 154m<sup>2</sup>





## Serranía de Ronda, Ronda

Magnificent country estate (finca) for sale, located in a privileged enclave between the Sierra de Grazalema and the Serranía de Ronda. A unique property that combines leisure, agricultural use, and an exceptional investment opportunity with high passive profitability.

**Investment Opportunity (Solar Yield):** The property has a firm proposal for the leasing of part of the land for the installation of solar panels. This contract would provide the owner with an annual return exceeding €40,000, guaranteeing fixed income without the need to work the land.

**The Dwelling:** The estate includes a 120 m<sup>2</sup> farmhouse (cortijo), fully renovated and in magnificent condition. The construction is intelligently divided into 2 independent homes, both furnished and ready to move into.

**Layout per home:** Spacious living-dining room with fireplace, two bedrooms with fitted wardrobes, and a full bathroom. Ideal for family use or for running a rural tourism business.

**The Land and Exteriors:** Surface Area: 24 hectares of fertile land. Crops: Currently dedicated mostly to cereal, the estate also features olive trees, almond trees, and vineyards, making it suitable for any type of plantation.

**Resources:** It has mains water and electricity connected, as well as several streams running through the property and century-old eucalyptus trees.

**Extra Facilities:** Two separate warehouses totaling 100 m<sup>2</sup>, perfect for storage or machinery.

**Location:** Excellent logistics with easy access to the national A-374 road. Located less than 5 minutes by car from Montecorto and just 15 minutes from the historic city of Ronda.

An estate that pays for itself thanks to its energy and agricultural potential. Contact us for more details!

The Abbreviated Information Document (DIA) is available to you. Expenses: Taxes (ITP or VAT+AJD) + notary and registry fees. VOA