



## Excellent 4 Bed House For sale in Aourir



### Agenten-Info

|                         |   |
|-------------------------|---|
| Name:                   | Niall Madden  |
| Name der Firma:         | Esales Property Limited   |
| Land:                   | Vereinigtes Königreich  |
| Erfahrung seit:         | 2002  |
| Art der Dienstleistung: | Immobilien verkaufen  |
| Spezialgebiete:         |   |
| Art der Immobilie:      | Wohnungen   |
| Telefon:                |   |
| Sprachen:               | English   |
| Webseite:               | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Anzeigen-Details

|                |             |
|----------------|-------------|
| Immobilie für: | Kaufen      |
| Preis:         | EUR 170,000 |

### Standort

|                       |  |
|-----------------------|--|
| Land:                 | Marokko  |
| Staat/Region/Provinz: | Souss-Massa                                      |
| Adresse:              | Awrir أوريير                                     |
| Veröffentlicht:       | 07.01.2025                                       |
| Beschreibung:         | Excellent 4 Bed House For sale in Aourir Morocco |

Esales Property ID: es5554422

### Property Location

Aourir Morocco

### Property Details

A Slice of Paradise: Exquisite 4-Bedroom House for Sale in Aourir, Morocco

Nestled amidst the breathtaking beauty of the Moroccan coast, this charming 4-bedroom house offers a unique blend of rustic charm and modern comfort. Situated in a tranquil rural setting, just a short distance from the idyllic beaches of Aourir, this property presents an unparalleled opportunity for those seeking a peaceful retreat or a lucrative investment.



## A Haven of Tranquility:

This beautifully designed house boasts a footprint of 80 square meters and is thoughtfully divided into two floors, culminating in a spacious rooftop terrace. The ground floor embraces an open-plan living concept, seamlessly integrating the kitchen, dining area, and a cozy living room.

The kitchen, a culinary haven, is equipped with modern appliances, including an integrated fridge/freezer, a gas hob, an electric oven, and a microwave. The living area, adorned with handcrafted furniture by local artisans, creates a warm and inviting atmosphere, perfect for relaxing with loved ones or entertaining guests. A convenient shower room/toilet and under-stair storage complete the ground floor.

## Upstairs Retreat:

The first floor houses three generously proportioned bedrooms, each offering a unique character. Two family rooms feature a comfortable double bed and a single bed, providing flexibility for families or groups of friends. A third bedroom offers a peaceful haven with a double bed. A full bathroom, complete with a separate bath and shower, adds to the convenience and comfort of this level. A small terrace off the first floor provides a private outdoor space to enjoy the fresh air and surrounding views.

## Rooftop Oasis:

The crowning jewel of this property is the expansive rooftop terrace. This outdoor haven features a shaded seating area with comfortable lounge furniture, a stylish bar, and a large dining table, perfect for al fresco dining under the Moroccan stars. A convenient shower room/toilet on the terrace adds to the overall comfort and convenience of this unique space.

## A Garden of Eden:

Surrounded by lush greenery, the 110 square meter south-facing garden provides a tranquil escape. Half of the garden is shaded by mature trees, creating a cool and inviting space, while the other half offers ample sunshine for soaking up the Moroccan rays. The garden features comfortable outdoor seating and a small storage shed for garden equipment. The property also offers ample off-street parking and the potential to install a swimming pool, further enhancing its appeal.

## Handcrafted Details and Modern Amenities:

Every detail of this property reflects a commitment to quality and craftsmanship. From the handcrafted doors and furniture to the carefully selected fixtures and fittings, this home exudes a unique sense of character and charm. Modern amenities such as satellite TV and security cameras ensure comfort and peace of mind.

## Turnkey Solution:



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This property is offered fully furnished, including all bedding, cutlery, crockery, kitchen utensils, and decorative items. This turnkey solution allows the new owner to move in immediately or begin renting it out effortlessly. The property has a successful track record as an Airbnb rental since 2010, demonstrating its potential as a lucrative investment.

Reason for Sale:

[Please provide the reason for sale here.]

A Unique Opportunity:

This exquisite 4-bedroom house in Aourir presents a rare opportunity to acquire a truly exceptional property in one of Morocco's most sought-after destinations. Whether you seek a peaceful retreat, a lucrative investment, or a unique blend of both, this property offers an unparalleled lifestyle experience.

## ABOUT THE AREA

Aourir, also known as Banana Village, is a small town located in the southern part of Morocco. It is situated in the suburban area of Agadir and is renowned for its banana plantations, which cover most of its landscape. The town is a major producer of bananas in the region and exports a significant quantity to other parts of the country.

The town is also famous for its surf spots, attracting surfers from all over the world. Aourir has a unique blend of African and European cultures, creating a laid-back atmosphere that is perfect for travelers seeking an authentic Moroccan experience. The town is also known for its beautiful beaches, including Banana Beach, which is a popular surf spot.

The nearest airport to Aourir is Agadir Al Massira Airport (AGA), which is located approximately 12 kilometers away. This airport is well-connected to major cities in Europe and other parts of the world, making it easy for travelers to reach Aourir.

In addition to its natural beauty and surfing opportunities, Aourir also offers a variety of cultural attractions. Visitors can explore the local markets, where they can find a variety of handicrafts, spices, and other souvenirs. The town is also home to several traditional restaurants, where visitors can sample delicious Moroccan cuisine.

## MAiN FEATURES:

- \* 80m<sup>2</sup> of living space
- \* 110m<sup>2</sup> plot
- \* 4 Bedrooms
- \* 3 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies



- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Morocco
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Allgemein

|                          |                   |
|--------------------------|-------------------|
| Schlafzimmer:            | 4                 |
| Badezimmer:              | 3                 |
| Fertige m <sup>2</sup> : | 80 m <sup>2</sup> |

## Mietdetails

|           |    |
|-----------|----|
| Möbliert: | Ja |
|-----------|----|

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

|                          |   |
|--------------------------|---|
| URL der virtuellen Tour: | <a href="https://www.youtube.com/embed/QPtfJAMY0kI">https://www.youtube.com/embed/QPtfJAMY0kI</a> |
|--------------------------|---|

## Kontaktinformation

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|-----------|-------------|
| IMLIX ID: | IX6.551.746 |
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