BRIAN FRANCIS & ASSOCIATES









UPPER ROCK

GIBRALTAR

GIB:33620 | Bedrooms: 6 | Bathrooms: 3

£2,750,000

PROPERTY DETAILS:

Service charges:	TBC
Current rates:	£58.14 per month
Parking:	Parking
Interior Size:	202m^2
Exterior Size:	398m^2
Lease terms:	79 years

Rare Opportunity – Two Properties on a Private Plot Within Gibraltar's Nature Reserve

BFA is delighted to present a truly unique opportunity to acquire a **gated 600m² plot** within Gibraltar's prestigious **Upper Rock Nature Reserve**. The property comprises two separate residences: a **spacious four-bedroom** country home and an independent **two-bedroom** property, offering exceptional flexibility for multi-generational living, guest accommodation or potential rental income. Planning permission is currently being processed for an extension to the main house, including a private swimming pool.

Main Residence = Four Bedrooms

The main house combines traditional character with comfortable living, featuring original wooden ceiling beams and generous accommodation throughout.

- **Gated entrance** with front porch and sunbathing area.
- Spacious kitchen with pantry and dedicated dining area.
- Large living room with feature fireplace.
- **Four double bedrooms**, …

Disclaimer: whilst every care has been taken in the preparation of these particulars, neither the agent nor the vendor accept any responsibility for error or omission, nor do they constitute a contract

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