

## 7 soveværelse Erhvervsejendom til salg i Guadix, Granada

**460.000€**



Finca - Cortijo, Guadix, Costa Tropical.

7 Bedrooms, 4 Bathrooms, Built 240 m<sup>2</sup>, Garden/Plot 41 m<sup>2</sup>.

Equestrian property with license for up to 5 horses and lovely 7 bedroom, 4 bathroom house in beautiful location, a short drive from the town of Guadix in Granada province.

Beautiful cortijo of 240 m<sup>2</sup> built on two floors, ground floor comprises 2 bedrooms, bathroom, study, guest toilet, lounge, kitchen-dining and utility room.

Potential as an equestrian Bed and Breakfast, No Bed and Breakfast licence is in place.

The first floor has 5 bedrooms, 2 bathrooms and terrace.





















Outside is pool, terrace, small shed beside the pool and garden area.

Set in 41,188 m<sup>2</sup> of fully fenced land, with meadows, 8,500 m<sup>2</sup> is alfalfa in production. A new plantation of almost 2,000 poplars, with a prospect of profitability of approximately 100,000 € in 10 years.

5 paddocks with electric fence total 170 m<sup>2</sup>, large paddock with metal fence, 90 m<sup>2</sup> lunging circle, jumping area of 2,000 m<sup>2</sup> and fenced meadows and water reservoir.

The property has a modern photovoltaic installation which makes the house self-sufficient in terms of electricity. However, it continues to be connected to the public network for a greater guarantee in the event of a failure.

Stables of 120 m<sup>2</sup> with 6 boxes, tack room and two store rooms. Shed for fodder. License to keep up to 5 horses.

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|  7 soveværelser                  |  4 badeværelser                     |  240m <sup>2</sup> Byg størrelse |
|  41m <sup>2</sup> Grundstørrelse |  Svømmepøl                          |  Setting - Country               |
|  Setting - Close To Town         |  Setting - Close To Forest          |  Condition - Good                |
|  Pool - Private                  |  Climate Control - Air Conditioning |  Climate Control - Fireplace     |
|  Views - Country                 |  Views - Panoramic                  |  Features - Private Terrace      |
|  Features - Storage Room         |  Features - Utility Room            |  Features - Barbeque             |
|  Features - Stables              |  Kitchen - Fully Fitted             |  Garden - Private                |
|  Security - Gated Complex        |  Parking - More Than One            |  Parking - Private               |