

## 2 soveværelse Landsted til salg i Iznájar, Córdoba

95.000€

Discover the rustic charm of this inviting country house, strategically located on the outskirts of the picturesque village of Iznájar, in the heart of the Córdoba province of Andalusia, Spain. With a constructed area of 99m<sup>2</sup>, this single-story property offers a functional and comfortable layout. Upon entering, you'll be greeted by a spacious 27m<sup>2</sup> living room, ideal for relaxing and enjoying moments with family or friends. The 25m<sup>2</sup> kitchen-diner presents itself as a versatile space to prepare delicious meals and share them in a warm atmosphere. The property also features a practical toilet, a useful storage room for additional organization, and an 18m<sup>2</sup> outbuilding offering multiple possibilities.




















This country house benefits from essential amenities such as connected electricity and mains water supply, ensuring a comfortable stay. Currently used as a recreational retreat by its owners, this property represents an excellent opportunity for those seeking a peaceful place to disconnect and enjoy the natural Andalusian environment.

The house sits on a generous plot of land exceeding 10,000m<sup>2</sup>, a true blank canvas with added value: 80 productive olive trees that not only beautify the landscape but also offer the possibility of harvesting your own olive oil. The land offers significant potential for expanding the existing house, allowing new owners to personalize the space to their liking. Furthermore, the spaciousness of the plot invites the construction of a swimming pool, creating a private oasis to enjoy the warm summer days.

The property's documentation is fully in order, facilitating a smooth transaction. Its privileged location allows for quick and easy access by car to the vibrant village of Iznájar, where you will find a wide range of services: from cozy bars and restaurants serving delicious local cuisine, to grocery stores and boutiques, well-stocked supermarkets, pharmacies, and banks.

In addition to the convenience of having the village just a few minutes away, the property offers proximity to the stunning Lake Iznájar, a popular destination for enjoying its inland beach and a variety of exciting water sports.

In short, this country house represents a unique opportunity to acquire a piece of Andalusian tranquility with great potential. A viewing is highly recommended to fully appreciate its value and the possibilities it offers.

- |  |   |  |
|--|---|--|
|  2 soveværelser                      |  1 badeværelse |  99m <sup>2</sup> Byg størrelse |
|  10.741m <sup>2</sup> Grundstørrelse |  Fruit Trees   |  Landscaping                    |
|  Fence                               |  Gas Cooker    |  Fireplace Wood                 |
|  Garden shed                         |  Open kitchen  |  Equipped kitchen               |
|  Fully furnished                     |  Garden        |  Storage room                   |
|  Patio                               |  Well Water    |  Storage tank                   |
|  Orchard                             |   |  |