

## 4 slaapkamer Landhuis Te koop in Rute, Córdoba

**1.300.000€**



This beautiful 167 hectare farm is located in the province of Córdoba, in the foothills of the Sierra Subbética. Specifically, it is located between the municipalities of Rute (5 km) and Iznájar (6 km). Cities like Malaga, Granada and Cordoba just one hour away.

Access to the farm is down a private concrete path.

There is a two-story farmhouse. On the ground floor is a large living room with a fireplace, a dining room also with a fireplace, a large kitchen that has a large pantry and a wine cellar.

The second floor has four bedrooms and two bathrooms.

Large outdoor space with cobblestone floor.

There is a large pool with changing rooms, toilets and bar.

The property has a guesthouse, with a bedroom, living room, kitchen and bathroom.

The constructed area dedicated to housing is 706 m<sup>2</sup> and to warehouses for agricultural and livestock use a total of 541 m<sup>2</sup>.

The property enjoys a 19 hectare olive grove with great production of excellent quality oil (approximately 2000 olive trees).

The property has a garden on the banks of the Rio de la Hoz of about 13,000 m<sup>2</sup> with beautiful centenary trees. In the same area there are two buildings that have collapsed, but that could be renovated, since the urban municipal taxes on these buildings have continued to be paid.

A very important piece of information is that the supply and all consumption of electricity and water is completely free in perpetuity, due to a lifetime concession from the distribution companies.

The house has an alarm and video surveillance system.


Currently the farm has an Iberian pig and goat farm.

The property has a 270 hectare game reserve with all the documentation in order and with permits to organize hunts.

 4 slaapkamers

 2 badkamers

 706m<sup>2</sup> Bouwgrootte

 1.670.000m<sup>2</sup> Perceelgrootte