

## 7 soverom Herregård til salgs i San Enrique de Guadiaro, Cádiz

3.500.000€



Located within the village of San Enrique, walking distance to bars, restaurants, and shops, and only 5 minutes drive from the famous marina of Sotogrande, this wonderful old Cortijo offers a wealth of potential for future development.

Situated in the centre of 'Polo Valley' this equestrian property would be ideal for a Polo training centre, or equestrian holiday base, or alternatively with the scope for further development within the grounds, this could make an ideal boutique hotel, training centre, or retreat, as the land is flat and very easy to use.

Built in 1940 and reformed in 1980 the property comprises of the main house, a guest house, 2 staff houses, 20 wooden stables, 2 tack rooms, a feed store, and a number of paddocks as well as two Andalusian patios with fruit trees, and a large entrance drive, with covered parking for 7 cars.

The main house is of a rustic style, with large spacious rooms, vaulted beamed ceilings and many windows, giving views of the large garden, paved terrace and pool area. This property is approached via a covered walkway, through the patios and double wooden doors into the entrance hall with stairs up to the first floor.

On the ground floor there is a large traditional kitchen, with laundry room, leading to a drying patio, a walk-in pantry, bodega, and from here there is access to the impressive separate dining room, with fireplace and access to the two patios. Also, on this level there is a very spacious lounge, with fireplace and several doors opening onto the covered terrace, with views of the gardens, a library area also with direct access to the terrace and pool area, and a smaller study room.

On the upper level are 4 bedrooms, the master with dressing room and spacious en suite bathroom, and access to the

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| 7 soverom  | 6 bad  | 1.547m <sup>2</sup> Bygg størrelse                         |
| 25.000m <sup>2</sup> Tomtestørrelse                  | <input checked="" type="checkbox"/> Svømmebasseng    | <input checked="" type="checkbox"/> South-west orientation |
| <input checked="" type="checkbox"/> Carport garage   | <input checked="" type="checkbox"/> 7 parking spaces | <input checked="" type="checkbox"/> Private garden         |
| <input checked="" type="checkbox"/> Private pool     | <input checked="" type="checkbox"/> Amenities near   | <input checked="" type="checkbox"/> Central heating        |
| <input checked="" type="checkbox"/> Partly furnished | <input checked="" type="checkbox"/> Utility room     | <input checked="" type="checkbox"/> Fireplace              |
| <input checked="" type="checkbox"/> Guest room       | <input checked="" type="checkbox"/> Storage room     | <input checked="" type="checkbox"/> Guest toilet           |
| <input checked="" type="checkbox"/> Private terrace  | <input checked="" type="checkbox"/> Living room      | <input checked="" type="checkbox"/> Separate apartment     |
| <input checked="" type="checkbox"/> Country view     | <input checked="" type="checkbox"/> Mountain view    | <input checked="" type="checkbox"/> Laundry room           |



Eiendom som markedsføres av Selection Med

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