

## 8 soverom Herregård til salgs i San Martin del Tesorillo, Cádiz

3.950.000€







Situated a mere 15-minute drive away from the sought-after resort of Sotogrande, this one-of-a-kind country estate epitomizes seclusion, space, serenity, and the potential for diverse equestrian ventures. Encompassed by the picturesque Andalusian countryside, this remarkable property was meticulously constructed to the highest standards by its current owners.

The entire estate is securely encircled by fencing and accessed through an entrance gate, leading to a paved pathway connecting the main residence, stables, riding arena, and guest cottages. The property boasts its private well water supply, with a backup generator ensuring uninterrupted electricity service.

The main house is introduced via a traditional-style courtyard, leading to a grand entrance hall and expansive drawing room featuring an inviting fireplace and French doors opening to the terrace and gardens. Adjoining the drawing room, is a generously sized dining room, seamlessly flowing into a study, which also boasts a charming fireplace. The capacious kitchen is fully equipped with an Aga stove, Bosch appliances, and an informal dining area.

A wide covered terrace accessible from the kitchen overlooks the swimming pool and gardens, offering uninterrupted vistas of the countryside. Adjacent to the kitchen is a spacious utility room complete with a walk-in cold storage room, a shower room, and access to a patio area, which in turn leads to an annex comprising a sauna, hammam, shower, and powder room, with a spiral staircase ascending to a sizable double bedroom with a rooftop terrace. Additionally, there is a separate self-contained granny/guest suite accessible from the inner hall or externally, featuring a bedroom, shower room, and a living room with an open-plan kitchen.

The master bedroom suite boasts an expansive dressing room with ample storage space and an en suite bathroom.

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|---|---|--|
|  8 soverom                            |  7 bad |  1.773m <sup>2</sup> Bygg størrelse |
|  188.000m <sup>2</sup> Tomtestørrelse | <input checked="" type="checkbox"/> Svømmebasseng   | <input checked="" type="checkbox"/> South orientation  |
| <input checked="" type="checkbox"/> Private garage  | <input checked="" type="checkbox"/> 2 parking spaces                                      | <input checked="" type="checkbox"/> Private garden   |
| <input checked="" type="checkbox"/> Communal pool   | <input checked="" type="checkbox"/> Mountainside  | <input checked="" type="checkbox"/> Fully fitted kitchen   |
| <input checked="" type="checkbox"/> Utility room  | <input checked="" type="checkbox"/> Fireplace   | <input checked="" type="checkbox"/> Sauna  |
| <input checked="" type="checkbox"/> Guest room  | <input checked="" type="checkbox"/> Storage room  | <input checked="" type="checkbox"/> Alarm  |
| <input checked="" type="checkbox"/> Security entrance   | <input checked="" type="checkbox"/> Double glazing  | <input checked="" type="checkbox"/> Video entrance   |
| <input checked="" type="checkbox"/> Barbeque  | <input checked="" type="checkbox"/> Security service 24h                                  | <input checked="" type="checkbox"/> Guest toilet   |