



## 6 soverom Forretningseiendom til salgs i Montoro, Córdoba

375.000€



A truly stunning off grid recently built eco, low energy low carbon property with a separate annex totaling 430m<sup>2</sup>. Built within its own productive olive grove of 8.5 hectare, located on the boarder of the natural park of sierra of Montoro and Cardena and approximately 5 kilometers from the beautiful historic town of Montoro in the province of Cordoba. The main house is south facing and consists of 4 bedrooms, open plan dining, kitchen and living area with a wood burner, a mezzanine level plus storage area, two bathrooms (ground floor). To the rear of the property there is a walled garden consisting of a large sun canopy and integral seating area that faces the easily maintained 6mtr x 3mtr swimming pool. At the front of the building there is an extensive south facing terrace providing views of the Guadalquivir river and surrounding countryside. There is also a large integral garage for two cars and a large workshop. The property was professionally designed and built in 2014 with all legal documentation provided, using a number of specialist products imported from the UK, e.g. 'Beco wallform'. In 2017 a separate annex was added below the terrace area of the main building consisting of combined living dining area two bedrooms and a bathroom all rooms are centrally heated with a wood burner in the living room, the annex also has an enclosed garden with access from the living room. Both properties have state of the art independent 3kw solar power systems consisting of two, ten panel fixed arrays and batteries, with each property having a battery monitor installed which shows charging rate and percentage of power within the battery bank. The main building domestic hot water is provided via a roof mounted hot water solar panel, which heats a 300 litre storage tank. The annex property has a butane gas boiler for central heating and domestic hot water supply. There is also an 8kw diesel generator located in the garage should a back up power supply be needed. Fresh water is supplied via a borehole with water being pumped to a 2000ltr storage tank it is then filtered and treated ensuring fresh water is supplied to both properties. There are also two separate 2000ltr below ground separate septic tanks installed. Reliable WiFi is supplied by a local provider from Montoro. The specialist construction products used provide extremely high insulation, exterior walls 'Beco wallform' Wm<sup>2</sup> /0.14, 'warm roof' construction using 2 layers of 50mm Kingspan insulation boards and condensation barrier, all internal floors and

- 🏠 6 soverom
- ✅ Svømmebasseng
- ✅ bedrooms 6

- 🛏 3 bad
- ✅ lot area 85000

- ✚ 85.000m<sup>2</sup> Tomtestørrelse
- ✅ floor area 430