

















## 8 soverom Forretningseiendom til salgs i Luque, Córdoba

175.000€



This unique 342m<sup>2</sup> property, located in La Estación de Luque, Córdoba, Andalusia, Spain, offers a fascinating blend of historical charm and modern potential. It features a spacious house, a functioning bar-restaurant, and a substantial 5,127m<sup>2</sup> plot of land with productive olive trees. The property is situated on the former Linares-Puente Genil railway line (1893-1984), with the old passenger building now beautifully repurposed as the restaurant, adding to its character and appeal. It also lies along the popular Vía Verde de la Subbética cycling and walking route. The main residence is accessed via a driveway leading to an entrance hall and a marble stair-case. The bright, open-plan living/dining area branches off to a well-equipped kitchen on one side and a hallway to four double bedrooms on the other. The master bedroom boasts a Juliet balcony with stunning views of the old station, Luque Castle, and the Sierra de Luque. A further bedroom and bathroom are located along a corridor to the left, while another hallway to the right leads to a patio, a second bathroom, and three more double bedrooms, one with an en-suite. A staircase from the left connects to the restaurant's rear patio. The bar-restaurant, accessed from the property's left side, features a large dining area, the former station kitchen, a bar, and a functional fireplace. The restaurant also provides access to patios, storage rooms, and restrooms. An interior staircase connects to the rear of the house and the expansive 4,550m<sup>2</sup> plot. This plot includes developable land, productive olive groves, and ample space for various uses. Located directly on the N-432, which connects Córdoba and Málaga, the property offers easy access to the charming villages of Córdoba province. This property presents an exceptional opportunity to own a piece of Andalusian history with significant commercial and residential potential.

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|  8 soverom                          |  3 bad          |  342m <sup>2</sup> Bygg størrelse |
|  5.127m <sup>2</sup> Tomtestørrelse |  Fruit Trees    |  Balcony                          |
|  Terrace                            |  Fireplace Wood |  Garden shed                      |
|  Equipped kitchen                   |  Tiled floors   |  Pantry                           |
|  Laundry room                       |  Garden         |  Storage room                     |
|  Patio                              |  |  |