

## 9 soverom Herregård til salgs i Montefrio, Granada

775.000€







This property consisting of two south facing houses with an infinity pool is perfect for large families or anyone who wants to run a holiday rental business. This is a ready to go business with a proven track record of rentals. The larger of the houses already has a rental license and the new owner can take over the listing without having to do more than a change of name. Viewing is highly recommended.

The two houses, with a total of 501 built m2 with 9 bedrooms and 5 bathrooms, are separated by a private track of 200 m. There is excellent access and a large plot mostly planted with olive trees and some areas left to nature. The total plot size is 22,244m2. Absolutely everything is legal and the paperwork is perfect.

The stunning main house of 338 m2, with its lovely views and high standard finish, has 6 bedrooms and 3 bathrooms. It is built in a U-shape with the east wing consisting of a single storey building which features a huge sitting room with wood beamed ceilings, wood burning stove, exposed stone feature wall, carriage style ceiling lights and access to the 11.5m x 4m infinity pool and huge patio area, with chill out area, games area, table tennis table and lots of sunbathing areas. The base of the U is the fully fitted kitchen with open plan dining room, as well as a laundry room and a large shower room. The west wing has gorgeous bedrooms and bathrooms plus a store room.

Entering via the large patio you walk straight into a fully equipped, open plan, kitchen/dining room. To the right is the huge sitting room with direct access to the pool area and to the left is a corridor with a laundry room and the large shower room. The corridor then turns to the west wing and here there is a bedroom with views of the patio/pool area and a large bedroom with direct access to the patio/pool as well as windows overlooking the mountains. At the end of this corridor is a store room for linen and the electrical panel.

Stairs then go up to the main accommodation area. Over the west wing are two twin rooms, and a single room plus a bathroom with bath and shower. At the top of the stairs is a double room and to the right of this is the impressive main suite. The main suite has wood beamed ceilings and is south facing. It sits over the kitchen/dining room. From a landing at the top of the stairs you enter the suite via a corridor where there is a big fully fitted walk in wardrobe, next

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|  9 soverom                           |  5 bad |  501m <sup>2</sup> Bygg størrelse |
|  22.244m <sup>2</sup> Tomtestørrelse | <input checked="" type="checkbox"/> Private Pool  | <input checked="" type="checkbox"/> Open Fireplace(s)  |
| <input checked="" type="checkbox"/> Olive Grove  | <input checked="" type="checkbox"/> Water - Mains Connection                              | <input checked="" type="checkbox"/> South Facing   |
| <input checked="" type="checkbox"/> Wood Burning Stove(s)  | <input checked="" type="checkbox"/> Parking Area  | <input checked="" type="checkbox"/> Central Heating  |
| <input checked="" type="checkbox"/> Patio  | <input checked="" type="checkbox"/> Good Access Track                                     | <input checked="" type="checkbox"/> Currently Run As B & B   |
| <input checked="" type="checkbox"/> Fully Fitted Kitchen   | <input checked="" type="checkbox"/> Wooden Beams  | <input checked="" type="checkbox"/> Open Countryside Views   |
| <input checked="" type="checkbox"/> Furnished  | <input checked="" type="checkbox"/> Sewage - Septic Tank                                  | <input checked="" type="checkbox"/> Barbecue   |
| <input checked="" type="checkbox"/> Utility Room   | <input checked="" type="checkbox"/> Fitted Wardrobes                                      | <input checked="" type="checkbox"/> Good Rental Potential  |