

## 3 soverom Herregård til salgs i Montoro, Córdoba

150.000€



Nestled in the rolling hills of Montoro in the province of Cordoba, this charming single-storey cortijo offers a rare opportunity to own a substantial rural estate in one of Andalucía's most beautiful and unspoilt landscapes. Set within approximately 13 hectares of land, including around 1,275 productive olive trees, the property enjoys breathtaking panoramic views across the surrounding countryside.

Accessed via a private track that winds gently through olive groves, the approach perfectly captures the sense of peace, privacy and connection to nature that defines this special home.

The cortijo itself offers comfortable single-level living. You enter into a spacious open-plan lounge/dining area, with a fireplace — ideal for cosy winter evenings. A breakfast bar area with sink and storage provides the foundations for installing a fully fitted kitchen, allowing a new owner to design and create a space tailored to their needs.

A charming brick archway leads from the main living area to the rear of the property, where you will find three double bedrooms and a fully tiled family bathroom. The layout is practical and well-proportioned, making the property equally suitable as a permanent residence, holiday retreat or rural tourism venture.

While the cortijo would benefit from updating and modernisation, it offers solid structure, enormous potential and the chance to create a truly idyllic countryside home.

### Land & Outdoor Potential

The estate's 13 hectares of olive-producing land not only provide an income opportunity but also ensure complete privacy and uninterrupted views. There is ample space around the house to install a swimming pool (subject to permissions), terraces, gardens or additional outbuildings if desired.

The property previously benefited from mains electricity, which could be reconnected, or alternatively solar panels could be installed for a more sustainable, self-sufficient lifestyle. Water is supplied via a private well, adding to the property's independence.

### Location & Natural Surroundings

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|  Se videotur                          |  3 soverom      |  1 baderom             |
|  130.000m <sup>2</sup> Tomtestørrelse |  Barbeque       |  Lounge with fireplace |
|  One Level                            |  Porch          |  Tiled Bathroom        |
|  Tiled Floors                         |  Needs Updating |  Well Water            |
|  Olive Grove                          |                                                                                                    |                                                                                                             |