

## 4 bedroom Country House for sale in Caniles, Granada

**165,000€**



Casa Manzanilla - A country house in the Caniles area. (Renovated)

**\*\* REDUCED AND OPEN TO SENSIBLE OFFERS \*\***

Beautifully renovated 4 bedroom, 2 bathroom property situated in the lovely town of Caniles, within walking distance of the town's amenities which include small supermarkets, shops, tapas bars / restaurants, banks, a medical centre and a municipal swimming pool which is open during the summer months.

The much larger town of Baza can be reached in less than 10 minutes, and offers all amenities including a wide variety of shops, large supermarkets, tapas bars, cafes, restaurants and a large hospital. The stunning Lake Negratin can be reached in around 30 minutes, a beautiful spot for a picnic or dining at one of the lakeside restaurants. The A92 motorway connects Baza to the city of Granada and the popular Sierra Nevada Ski resort in one direction, and the A7 coastal motorway in the other, giving easy access to the airports of Murcia, Alicante and Almeria.


The property is presented in excellent condition, with plenty of outdoor space and seating areas to take full advantage of the stunning views. Along with two garages, there is ample space for parking outside the house. One of the garages has access via an electric door to the front of the house. The second garage / workshop is accessed at a higher level via the rear of the house. It has access to a staircase leading down to the ground floor, and adjoins a large part covered terrace with fantastic far reaching views over the surrounding countryside. This floor could be converted to a self contained apartment, ideal for guest accommodation or to create a rental income.

From the front of the house, a pedestrian gate with steps leads up to the front door which opens into an entrance hall

 4 bedrooms

 2 bathrooms

 178m<sup>2</sup> Build size

 214m<sup>2</sup> Plot size