

## 3 bedroom Country House for sale in Sierra Nevada, Granada

275,000€







Spacious cortijo, built to a very high standard by a reputable local builder, set in approximately 4.500 m2 of productive land, much of which is planted to a very wide variety of fruit trees and vegetables. The property has its own bodega and vineyard which produces approximately 1.000 litres of excellent quality wine. This accommodation consists of a large lounge/dining room, open plan fitted kitchen, 3 double bedrooms, one of which has an en-suite bathroom, and a separate family bathroom. The cortijo enjoys central heating in all of the rooms, the solid wooden windows are double glazed & the property is sold fully furnished. Outside there is a large shady porch area, a full summer kitchen with barbecue, refrigerator etc. And a store room for gardening equipment.

### Services

The property is connected to mains electricity and water and has rights to acequia water for irrigation, which is stored in a large tank on the land. A telephone line is connected and broadband internet is available.

### Location

The property is situated within easy access of the village of Yegen, with a bakery and two shops, four bars and two restaurants. The regional centre of Cádiar with all facilities is just 20 minutes away, the Mediterranean coast is under an hour away, the airport at Almería can be reached in under an hour and a half and the historic city of Granada in an hour and three quarters.

- |  |   |  |
|--|---|--|
|  3 bedrooms                    |  2 bathrooms |  160m <sup>2</sup> Build size |
|  4,500m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Water Deposit   | <input checked="" type="checkbox"/> Water - Mains Connection   |
| <input checked="" type="checkbox"/> Close To All Amenities   | <input checked="" type="checkbox"/> Fruit Trees   | <input checked="" type="checkbox"/> Close To Village/Town  |
| <input checked="" type="checkbox"/> Acequia Rights   | <input checked="" type="checkbox"/> Central Heating   | <input checked="" type="checkbox"/> Vineyard   |
| <input checked="" type="checkbox"/> Open Countryside Views   | <input checked="" type="checkbox"/> Furnished   | <input checked="" type="checkbox"/> Double Glazing   |
| <input checked="" type="checkbox"/> Barbecue   | <input checked="" type="checkbox"/> Wine Cellar   | <input checked="" type="checkbox"/> Covered Terrace  |
| <input checked="" type="checkbox"/> Electricity - Mains Connection   | <input checked="" type="checkbox"/> Outside Kitchen   | <input checked="" type="checkbox"/> Fitted Kitchen   |
| <input checked="" type="checkbox"/> Terrace  |   |  |