

## 5 bedroom Country House for sale in Marchena, Granada

295,000€



Traditional cortijo arranged around an internal courtyard set in luscious flat grounds of two hectares which are planted almost entirely with fruit trees.

The old house, which has been renovated in recent times in a quirky, rustic style, consists of one storey in parts and two storeys in other parts. There is plenty of accommodation which can be utilised in any number of ways, either left as is or brought up-to-date according to the taste of the new owners.

The ground floor has a large kitchen, larder, dining room, very large lounge part of which is double height with a wood-burner, and bathroom. This floor opens out on one side to a large covered porch and on the other to the central courtyard. On a mezzanine level there is a large bedroom. There are two bedrooms and a bathroom on the first floor and two more in the attic between which is a very large bedroom with currently half a dozen beds. At the first floor level there is a terrace with views across the gardens and countryside. Sunsets from the property across the rolling fields beyond are spectacular.





Outside there is an olive grove with a mixture of mature and young trees and the land has also been planted with a wide variety of fruit trees such as oranges, lemons, persimmon, quince, medlar, grapefruit, pomegranates, figs etc. The land, which is entirely fenced, is oriented towards the South and West. Access is good via a track approximately one kilometre long, shared with neighbours who have formed a rural community. There are no houses on any side of the property. All of the adjoining lands are agricultural.

### Services

The property is connected to mains electricity and water. It also has two wells, one traditional, the other fully automated with a timing system to irrigate the orchards.

### Location

Only five minutes drive from the A92 Granada - Sevilla motorway the property is perfectly situated for access to all the principal capitals of Andalusia. The thriving, attractive and historic towns of Marchena and Carmona are only a short

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|  5 bedrooms                     |  2 bathrooms |  300m <sup>2</sup> Build size |
|  20,000m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Tranquil Location   | <input checked="" type="checkbox"/> West Facing  |
| <input checked="" type="checkbox"/> Just Needs Updating   | <input checked="" type="checkbox"/> Olive Grove   | <input checked="" type="checkbox"/> Water - Mains Connection   |
| <input checked="" type="checkbox"/> South Facing  | <input checked="" type="checkbox"/> Roof Terrace  | <input checked="" type="checkbox"/> Wood Burning Stove(s)  |
| <input checked="" type="checkbox"/> Fruit Trees   | <input checked="" type="checkbox"/> Close To Village/Town                                       | <input checked="" type="checkbox"/> Very Private   |
| <input checked="" type="checkbox"/> Mature Gardens  | <input checked="" type="checkbox"/> Mostly Flat Land  | <input checked="" type="checkbox"/> Patio  |
| <input checked="" type="checkbox"/> Good Access Track   | <input checked="" type="checkbox"/> Open Countryside Views                                      | <input checked="" type="checkbox"/> Views Over Gardens   |
| <input checked="" type="checkbox"/> Sewage - Mains Connection   | <input checked="" type="checkbox"/> Fenced Plot   | <input checked="" type="checkbox"/> Covered Terrace  |