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**525,000€**



This exclusive property is located on the outskirts of Herrera in the province of Seville in Andalucia, Spain. The Villa was designed and built by a well-known Spanish architect who had it as a country residence for several years. The current owners added three stepped patios: the upper patio is predominantly shaded with a very decorative tiled double bench and a wonderful very spacious central patio with a large swimming pool (12m x 10m), an outside shower, an inside shower, changing rooms, toilets and a distinctive blue and white viewing platform. On the lower level there is a Sevillian patio with a summer kitchen for barbecues and entertaining. It has both electricity and running water. An enormous amount of landscaping work has been carried out, adding a variety of native plants, orange, lemon and palm trees, decorative river stones and large boulders, and railway sleepers as steps. The property consists of 10,000 m<sup>2</sup> (discreetly fenced), and the house has over 500 m<sup>2</sup> of living space. It is well situated on a hilltop overlooking thousands of hectares of olive groves to the horizon. There is an automatic gate at the entrance which leads to a large carport and a roundabout. There is also a garage for 2 cars and a closed area for storage. The house has a ground floor with a decorative entrance hall, a large living room with very high ceilings, large windows and marble floors, a sitting room and a smaller room which is currently used for storage but could easily be converted into an office, a bedroom or bathroom. The first floor has the kitchen / breakfast room (with a table for 6 people), a TV room, the master bedroom and dressing room with fitted wardrobes, a large bathroom, a double bedroom and a shower room. A luxury kitchen has recently been installed with high-end appliances (including integrated refrigerator, wine cellar, microwave, ceramic hob, oven and dishwasher). The kitchen / breakfast room has sliding glass doors leading out onto a beautiful covered terrace overlooking the pool and magnificent olive groves. The second floor has three double bedrooms, a family bathroom and a large utility room. There is also a door leading to terrace number 2. Stairs lead to the third floor, which has a large roof terrace and access to the distinctive pyramid-shaped penthouse at the top of the house. There are numerous street lamps, sconces and spotlights strategically placed around the patios and gardens, making the evenings almost as spectacular as the day. Ultimately, the tranquillity and beauty of the

-  5 bedrooms
-  10,484m<sup>2</sup> Plot size
-  B&B potential
-  Built to High Standards
-  Close to Amenities
-  Fitted Kitchen
-  Garden
-  Ideal for Country Lovers

-  4 bathrooms
-  Swimming Pool
-  Barbecue House
-  Car Port
-  Detached
-  Fruit Trees
-  Good Rental Potential
-  Immaculate Condition

-  503m<sup>2</sup> Build size
-  Air Conditioning
-  BBQ
-  Charming Property
-  Electric Entry Phone
-  Full of Character
-  Ideal Family Home
-  Internet