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350,000€



Situated in the Andalucian village of Mures, in the Jaen province of southern Spain, only a 15 minute drive from Alcala la Real and 40 minutes from the centre of Granada this beautiful property is suitable for either private family use, or as a combination with rental cottages. It consists of several buildings and the current owners have a licence from the Junta de Andalucia to operate the cottages as tourist accommodation. The two original cottages, both accessed from the shady inner patio, were built from the 1950s on and were fully reformed by the previous owner in 2005-06. One of the cottages was extended in 2014 to form a high specification main house. On the extension's upper floor are the open plan lounge, dining room and kitchen with lovely views over open countryside to the south. The lounge and dining area each have patio doors opening onto a full-length balcony overlooking the orchard and river to the fields and hills of Granada province. A small roof terrace connects the lounge with a large, air-conditioned double bedroom with private shower room in the original cottage. On the lower floor of the extension are two double bedrooms, each with an en-suite shower room; a plant room containing the biomass central heating boiler, the tri-fuel hot water system and an automatic water softener. Also on this level are a larder and laundry room with WC and the access door to the kitchen and family room of the original cottage. An internal stair also links the family room with the bedroom and bathroom upstairs. Across the internal patio is the larger of the two self-contained cottages. On the lower floor, this has a sitting room, a bathroom with over the bath shower, washbasin and WC and a large, fully equipped dining kitchen, including gas cooker, dishwasher and fridge-freezer. Upstairs, there are two double bedrooms and a shower room with washbasin and WC. The smaller cottage has one bedroom, one bathroom with shower, washbasin and WC and a sitting/dining area and kitchenette with gas cooker and refrigerator. Also accessed from the inner patio is the guest laundry with washing machine, sink and ironing facilities. Above this, accessed by a stair from the patio, is an additional room, used by the current owners as an office. The swimming pool is 10m x 5m with salt water chlorination, a fantastic place to sit and relax throughout the day or even on a evening watching the sunset. If you think this property is for you, do not hesitate to contact us today and book your appointment, you will

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|  6 bedrooms                    |  6 bathrooms              |  445m <sup>2</sup> Build size |
|  2,670m <sup>2</sup> Plot size |  Swimming Pool            |  Air Conditioning             |
|  B&B potential                 |  BBQ                      |  Built to High Standards      |
|  Central Heating               |  Charming Property        |  Close to Amenities           |
|  En Suite Bathroom             |  Fireplace                |  Fitted Kitchen               |
|  Fruit Trees                   |  Full of Character        |  Garden                       |
|  Good Rental Potential         |  Guest Apartment          |  Guest Toilet                 |
|  Ideal Family Home             |  Ideal for Country Lovers |  Immaculate Condition         |