

## 3 bedroom Country House for sale in El Castillo de las Guardas, Sevilla

245,000€



Charming cortijo of 158 m2, constructed in 2003, with plenty of covered and uncovered terrace space and nestled between beautiful old trees. Set on almost 8000 m2 of land, it has good access, its own well with abundant water, a swimming pool and a barbecue area. It has the advantage of being close to the village of Valdeflores, in the municipality of El Castillo de las Guardas, but at the same time enjoys the peace and quiet of the countryside.

The house, set out on a single floor, has three luminous bedrooms, two bathrooms, a large living room with fireplace and a kitchen with breakfast bar.

Outside, the house has a porch and uncovered terrace space too, a swimming pool with purifier and a barbecue area where you can enjoy summer days and evenings. The property also has various outbuildings, including a workshop, henhouse, stable, storeroom and kennels.

It has a well with abundant water and a water deposit where water is accumulated for drip irrigation of the garden areas. The electricity is solar power (photovoltaic) with generator support when necessary.

It is 60km from Seville (about 45 minutes by car) and is halfway to the Sierra de Aracena.

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|-------------------------------|---------------------------|------------------------------|
| 3 bedrooms                    | 2 bathrooms               | 158m <sup>2</sup> Build size |
| 7,874m <sup>2</sup> Plot size | Private Pool              | Garage                       |
| Open Fireplace(s)             | Plenty Of Water           | Tranquil Location            |
| Water Deposit                 | Outbuildings              | South Facing                 |
| Fruit Trees                   | Electricity Via Generator | Views Over Gardens           |
| Easily Maintained Garden      | Covered Terrace           | Electricity - Solar Power    |
| Good Access                   | Garden                    | Fitted Kitchen               |
| Water - Own Well              | Terrace                   |                              |