



## 3 bedroom Country House for sale in San Martin del Tesorillo, Cádiz

600,000€



\*Beautiful FINCA\* in Montenegral Alto, in Tesorillo. The house has 200m<sup>2</sup> and plot of 28.000m<sup>2</sup>. It consist of 3 bedrooms, 1 bathroom with bath, living room with fireplace, large kitchen with fireplace, covered terrace, closed garage and storage. The property has direct access from the road, all fenced.

It has permission from the Confederación Hidrográfica del Sur for the extraction of water from the river Hozgarganta. It has electricity and water. All documents are in order. It can be rebuilt, extended etc. To your needs.

The finca is situated in a quiet area but close to everything, supermarket, school, pharmacy, restaurants...less than 10 km. From Sotogrande, just 3 km. From the Equestrian Club Dos Lunas Polo and next to the 4\* Hotel Monasterio.

No community fees, garbage tax included in IBI, which is 500€ per year.

A must see!

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|--------------------------------|----------------------|------------------------------|
| 3 bedrooms                     | 1 bathroom           | 200m <sup>2</sup> Build size |
| 25,658m <sup>2</sup> Plot size | immaculate condition | fitted kitchen               |
| fireplace                      | bottled gas          | electricity                  |
| water                          | beautiful garden     | garden                       |
| terrace                        | covered terrace      | garage                       |
| parking                        | furnished            | close to schools             |
| countryside                    | traditional village  | countryside views            |