

## 7 bedroom Commercial Property for sale in Guadix, Granada

460,000€



Finca - Cortijo, Guadix, Costa Tropical.

7 Bedrooms, 4 Bathrooms, Built 240 m<sup>2</sup>, Garden/Plot 41 m<sup>2</sup>.

Equestrian property with license for up to 5 horses and lovely 7 bedroom, 4 bathroom house in beautiful location, a short drive from the town of Guadix in Granada province.

Beautiful cortijo of 240 m<sup>2</sup> built on two floors, ground floor comprises 2 bedrooms, bathroom, study, guest toilet, lounge, kitchen-dining and utility room.

Potential as an equestrian Bed and Breakfast, No Bed and Breakfast licence is in place.

The first floor has 5 bedrooms, 2 bathrooms and terrace.





Outside is pool, terrace, small shed beside the pool and garden area.

Set in 41,188 m<sup>2</sup> of fully fenced land, with meadows, 8,500 m<sup>2</sup> is alfalfa in production. A new plantation of almost 2,000 poplars, with a prospect of profitability of approximately 100,000 € in 10 years.

5 paddocks with electric fence total 170 m<sup>2</sup>, large paddock with metal fence, 90 m<sup>2</sup> lunging circle, jumping area of 2,000 m<sup>2</sup> and fenced meadows and water reservoir.

The property has a modern photovoltaic installation which makes the house self-sufficient in terms of electricity. However, it continues to be connected to the public network for a greater guarantee in the event of a failure.

Stables of 120 m<sup>2</sup> with 6 boxes, tack room and two store rooms. Shed for fodder. License to keep up to 5 horses.

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|---|---|--|
|  7 bedrooms                 |  4 bathrooms |  240m <sup>2</sup> Build size |
|  41m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Swimming Pool   | <input checked="" type="checkbox"/> Setting - Country  |
| <input checked="" type="checkbox"/> Setting - Close To Town   | <input checked="" type="checkbox"/> Setting - Close To Forest                                   | <input checked="" type="checkbox"/> Condition - Good   |
| <input checked="" type="checkbox"/> Pool - Private  | <input checked="" type="checkbox"/> Climate Control - Air Conditioning                          | <input checked="" type="checkbox"/> Climate Control - Fireplace  |
| <input checked="" type="checkbox"/> Views - Country   | <input checked="" type="checkbox"/> Views - Panoramic   | <input checked="" type="checkbox"/> Features - Private Terrace   |
| <input checked="" type="checkbox"/> Features - Storage Room   | <input checked="" type="checkbox"/> Features - Utility Room                                     | <input checked="" type="checkbox"/> Features - Barbeque  |
| <input checked="" type="checkbox"/> Features - Stables  | <input checked="" type="checkbox"/> Kitchen - Fully Fitted                                      | <input checked="" type="checkbox"/> Garden - Private   |
| <input checked="" type="checkbox"/> Security - Gated Complex  | <input checked="" type="checkbox"/> Parking - More Than One                                     | <input checked="" type="checkbox"/> Parking - Private  |