

## 6 bedroom Country House for sale in Almedinilla, Córdoba

930,000€



This superb 6 bedroom, 6 bathroom Cortijo complex with a total build size of 800m<sup>2</sup> is situated on the outskirts of the historical town of Almedinilla in the Cordoba province of Andalucia Spain. The property sits within a generous 2,500m<sup>2</sup> plot with a great size pool, a 2 bedroom guest apartment, a big private garage and various outbuildings including a large warehouse. The property is divided into four parts. The main Cortijo, an annex (with that guest apartment, a garage for two cars, wine cellar and large living room), a mill / large warehouse and the exterior storage. With the exception of

exterior that joins the annex and the main house, everything is completely independent. The property works completely with solar panels (it has two systems, the system to operate completely independent with battery and the system connected to the grid, to be able to sell the excess energy to the electricity company). The property also has declared well water. The main Cortijo has a central heating system and a central air conditioning system.

The apartment has an air conditioning unit in each room that is also used for heating. there is an alarm installation throughout the property and smoke detection in the garage. The Cortijos will be sold part furnished and include the outdoor furniture. In the video we approach the Cortijos from mature gardens passing the great size swimming pool and outbuildings housing a summer kitchen, a shower room and the pool equipment with storage. You enter the main Cortijo on the left into a large reception area off which is a spacious lounge with a fabulous size dining space that leads to a corridor and to a walk-in pantry, a large utility and laundry room, a bright fitted kitchen diner, a ground floor toilet / wash room and a good size TV and reading room. A quality staircase from the reception area takes you to the first floor where you have a spacious shower room next to the master bedroom and 3 further double bedrooms each with an ensuite bathroom. Crossing the covered courtyard you enter the second Cortijo and into a large entertainment room with a wine cellar and a storage room. Stairs to the left take you first up into your private garage then continues to the guest apartment where you have a twin bedroom, a fully tiled bathroom, a double bedroom and a lounge with a fitted kitchen. To the side of the properties is the vehicle access to the spacious hard standing area, the large

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|-------------------------------|--------------------------|------------------------------|
| 6 bedrooms                    | 6 bathrooms              | 800m <sup>2</sup> Build size |
| 2,500m <sup>2</sup> Plot size | Swimming Pool            | Air Conditioning             |
| B&B potential                 | BBQ                      | Built to High Standards      |
| Car Port                      | Charming Property        | En Suite Bathroom            |
| Fireplace                     | Fitted Kitchen           | Full of Character            |
| Garden                        | Good Rental Potential    | Guest Apartment              |
| Ideal Family Home             | Ideal for Country Lovers | Internet                     |
| Investment Property           | Laundry Room             | Part Furnished               |