



### 5 bedroom Country House for sale in Jimena de la Frontera, Cádiz

490,000€



Own a little slice of history ! For sale - Jimena de la Frontera, Cadiz .

Unique stone house set into the walls of one of Jimena de la Frontera's most famous buildings - Reales Fábricas de Artería de Jimena de la Frontera. Built in the mid 1700's this stone factory was built to make and supply metal cannon balls to the Army. The unique system of stone water canals, running in front of the house, desgined to transport the cannon balls - absolutely fasinating !

Fabulous setting in an elevated position overlooking the River Hozgarganta . Superb views ! Just a few minutes walk into town .

The house was built approx 35 years ago . Designed as two independant apartments, one on each of the two floors . The apartments have separate entrances from the street - they do both have access, via two independant internal exits to the large garden and pool .

This property is ideal for anyone wishing to have a home and some extra income . It is also possible to join up the two apartments and make one large and impressive home .

The ground floor flat offers: Open plan kitchen/diner/salon with wood buring fireplace . which opens out onto a large covered terrace and then flows into the garden and pool area. The fireplace has been desgined to serve as a back boiler in winter months, supplying the method to heat the radiators throughout the apartment . Ceiling fans in the bedrooms.

The top floor flat offers: Large fully fitted kitchen, which has fabulous views out over the river , a very generously sized open plan living/dining room , which leads into a huge covered and glassed terrace area which has views to the river and pool and gardens . There are two double bedrooms , 1 single bedroom and two bathrooms . ( One ensuite )

The property has a good size garage with overhead electric door .

The enclosed very large Courtyard garden is a real joy , built into the original grey stone walls of the old fabrica , there are steps up to private viewing patio at one end and steps up the top floor apartment from the end closest to the

🏠 5 bedrooms

🚿 4 bathrooms

🏠 300m<sup>2</sup> Build size

📏 500m<sup>2</sup> Plot size

✅ Swimming Pool

