



## 3 bedroom Country House for sale in San Pablo de Buceite, Cádiz

295,000€



For sale .San Pablo de Buceite , Near Jimena de la Frontera . Cadiz Province

Picturesque riverside country cottage with a swimming pool, 4,560 m2 unspoiled natural garden and river access.

The property has 3 bedrooms,2 bathrooms and a storage area.

In the garden is a stand alone unit (originally a metal container, which serves as studio/workshop )a

There are two separate terrace areas / patios leading off from the main house.

Ground floor;.

Double bedrooms and a family bathroom . Opposite the bedroom is an open plan kitchen and dining area and a small loggia. There is a mezzanine style gallery with bookcases on the first floor and two further two bedrooms and a bathroom on this floor.

### Garden and Swimming Pool


Large garden which leads right down to the Guadiaro river. Stroll a little further and you can swim in the river.


Excellent spot for migratory birds. Also very popular area for country rambles and horse riding. This property would make an ideal permanent home or Casa Rural / Vivienda Rural for short term holiday lets.


The garden has mature fruit trees and herb bushes plus a small orchard for lettuce, tomatoes, etc. Plenty of storage areas and a water tank for rain water plus drinkable water supply. The garden is irrigated from river water. The swimming pool is 12 metres x 4 metres approximately and is centre of the garden near the barbecue area.

 3 bedrooms

 4,560m<sup>2</sup> Plot size

 2 bathrooms

 Swimming Pool

 120m<sup>2</sup> Build size

