



## 5 bedroom Commercial Property for sale in Iznajar, Córdoba

254,000€



LOCATED IN THE SMALL HAMLET OF ADELANTADO THIS STUNNING PROPERTY IDEAL AS A HOME AND A BUSINESS OF 250 SQM SITS IN 1700 SQM OF LAND HAS BEEN REFORMED TO AN EXCEPTIONAL STANDARD AND IS READY AND WAITING FOR ITS NEW OWNERS.

In a peaceful location this property is walking distance to a bar and restaurant and only a 5 minute car journey away from the beautiful white village of Iznajar with its beach area and amenities. The property itself could either be used entirely as a family home or part lived in and the other half rented to holiday markers or indeed rent the whole house out as a licence is in place.

The property offers off road parking for a number of cars and actually beneath the property there is a non-visible shipping container currently used by the owners for parking too.

The first part of the house is accessed via some steps down from the parking area where there is a patio with a BBQ area and mature planted trees and the land reaches down to the small stream.

You enter into a very large open plan area which has a fully equipped modern kitchen with appliances, and a dining area . a large seating area then swept round to a large open room which has a number of uses.It has been used as a cinema area, entertainment and party room as well as a Yoga area for retreats. This room also has very large glass doors which open fully and lead out to a fabulous private terrace offering sun and country views. The whole ground floor is fully reformed and has beautiful beamed ceilings. At the end of this multipurpose room there is a wet room, double bedroom and access to an outside utility room. There is also rear access to the internal courtyard and steps up to an internal sun terrace

In the kitchen area is a pretty spiral staircase leading to the first floor of this area where there is a modern family bathroom with a walk-in shower and a large double bedroom with with a built in wardrobe and access to a rear facing private and sunny terrace with views again across the countryside.

The second part of the house (which can be completely separate) is over 100 years old and can be accessed either

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|-------------------------------|-------------|------------------------------|
| 5 bedrooms                    | 4 bathrooms | 250m <sup>2</sup> Build size |
| 1,700m <sup>2</sup> Plot size | Wood Stove  | Fireplace                    |
| Freezer                       | Dishwasher  | Wood Stove                   |
| heating                       | fplace      | bbq                          |
| airco                         |             |                              |