

## 2 bedroom Country House for sale in Cojayar, Granada

229,500€



This individually designed two-bedroom cortijo of 120m<sup>2</sup>, with a stream forming one border and nestled in a sheltered valley with plenty of sunshine, is situated between the villages of Murtas and Cojáyár. Access is via a well-maintained track, so it is private and not overlooked. This off-grid property would be perfect for someone wanting to be self-sufficient as there is no shortage of water and the current owner is actively farming the 14000m<sup>2</sup> land.

























The property was formerly a flour mill and many of the original rooms and features are still present.

The cortijo consists of a wide entrance hall leading to two double bedrooms with space for wardrobes etc. Each bedroom has doors opening to the rear terrace. Also accessed from the hall is a large family bathroom with a shower over the corner bath, a walk-in pantry, and the entrance to the open plan kitchen/dining area. A fitted wood burner in the hall also heats the living room. The bedrooms and bathroom have gas fired central heating.

The kitchen is light and airy, has fitted units, a gas hob, plenty of worktop space and a freestanding wood burner. The feature circular dining area has fixed stone seating surrounding the central dining table. Through a brick arch is the living area with a corner office space under another arch. Both the living room and kitchen have double doors leading onto a large wrap around veranda with grape vines growing overhead. In the corner is a tiled basin with running spring water. The views of the valley and surrounding mountains are stunning from here.

The old mill, 130m<sup>2</sup>, comprises of several rooms under the house, one of which is currently used as a workshop. The mill room has two original grinding stones. The stone water course way still exists and is a prominent feature. Next to the house, above the mill is a roofed, two roomed ruin. There is also a large, covered hanger for storing machinery. Behind the house is a quirky part brick and part wooden chalet incorporating a caravan as the sleeping quarters. The chalet has a fitted kitchen area and shower room.

The garden immediately around the house is fenced and gated, has established citrus trees and an ancient olive press (in working order) used as a garden table with benches. The remaining land has numerous terraced areas, with variety of established trees including olive, almond, fig, citrus, pomegranate, grape vines, hazelnuts, and other young fruit

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|  2 bedrooms                     |  1 bathroom         |  120m <sup>2</sup> Build size |
|  14,000m <sup>2</sup> Plot size |  Stream On Land     |  Easy Access                  |
|  South East Facing              |  Water Deposit      |  Olive Grove                  |
|  Outbuildings                   |  Enclosed Patio     |  Mountain Views               |
|  Wood Burning Stove(s)          |  Parking Area       |  Fruit Trees                  |
|  Acequia Rights                 |  Very Private       |  Central Heating              |
|  Almond Grove                   |  Citrus Fruit Trees |  Mature Gardens               |
|  Terraced Land                  |  Patio              |  Car Access                   |