

## 9 bedroom Country House for sale in Aguilar de la Frontera, Córdoba

600,000€






















This beautiful 18th century estate set on 3.6 hectares has been registered as a rural tourism business since 2010 and at this price is an amazing opportunity. Located in the municipality of Aguilar de la Frontera, close to the limits of the municipalities of Puente Genil and Lucena, it is one and a quarter hours from Malaga airport and an hour and a half from Seville and Granada airports.

Currently, the property has a built area of 1.594 m<sup>2</sup>, and has been equipped with the characteristics of any modern house, with its respective comforts, providing accommodation for groups of up to 20 people, which makes it a perfect choice for celebrations with friends and family.

Its very spacious rooms are distributed as follows: a welcome hall; two fully equipped kitchens with electrical appliances, crockery and glass-ceramic hobs; two living rooms with their respective wood-burning fireplaces. Both are decorated with brick cladding on the fireplaces, on which shelves have been placed to hold classic elements characteristic of their previous function. The furniture, in earth tones that blend perfectly with the wood, is new and very comfortable, allowing guests to settle down in these common leisure areas and enjoy a good time in company. The two lounges also have flat-screen TVs.

There is a total of 9 bedrooms, six of which are double rooms, some of them with canopies; two others have two single beds and the last one is a room with bunk beds for four people. All of them are perfectly decorated and equipped with furniture, some of them accessible to people with reduced mobility. There are eight complete bathrooms with showers and/or bathtubs. They have been recently refurbished and have been decorated with modern touches and small tiles. In addition, seven of them have been integrated into the main rooms. In addition, there are two toilets that add functionality to the house.

There are two dining rooms, one of which is smaller, with a wooden table and chairs of the same material, which can accommodate the total number of people for whom this rural hotel has been designed, and the other, which functions as a celebration room for about 100 guests. The estate also enjoys a games room with table football, a dartboard, a

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|  9 bedrooms                     |  9 bathrooms     |  1,594m <sup>2</sup> Build size |
|  36,585m <sup>2</sup> Plot size |  Private Pool    |  Open Fireplace(s)              |
|  Water Deposit                  |  Olive Grove     |  Outbuildings                   |
|  Wood Burning Stove(s)          |  Parking Area    |  Mostly Flat Land               |
|  Fully Fitted Kitchen           |  Wooden Beams    |  Guest House                    |
|  Wine Cellar                    |  Covered Terrace |  Good Rental Potential          |
|  Water - Own Well               |   |  |