

## 7 bedroom Country House for sale in Cambil, Jaén

3,199,999€



This spectacular large estate is located in the municipality of Cambil, Jaen province. Situated 19km from Jaen city, 67km from Granada and 180km from Malaga. The main gate is accessed via a tarmac road from the A44 Granada - Madrid dual carriage way (autovia). The estate has a lot to offer in regards to its flora and fauna and facilities. For example the vegetation on the estate is considerably varied having almost all the typical plant species found in Sierra Magina Natural Park. Thus we find areas of holm oaks which produce quantities of acorns that feed the large and small fauna. Also there are areas of junipers, savin junipers, cornicabras and broom where the animals can find rest and much needed shade. The site has large woodland areas of pine trees that could be used for the production of timber. There are 400 olive trees on this plot most of which are presently used as feed for cattle. However they could be developed for the production of olive oil having the prestigious D.O. qualification.

The estate consists of land that has the following makeup , 245 Hectares Mountainous, 250 Hectares Pasteur, 70 Hectares Woodland, 40 Hectares Arable, 12 Hectares Olive grove. The fauna found on the estate are wild boar, deer, mouflon, spanish goat, turtle dove, thrush, wood pigeon, rabbit. dove and red legged partridge. Roe deer are not present at the moment but it's introduction has been requested because of the benefits for the estate. There are 18 water troughs dotted around the estate and these are supplied by water from the 3 strategically placed water storage tanks. There are 2 wells, 4 small reservoirs that fill up with rain water and a spring plus there is town water from Cambil just in case.

There are three properties on the estate, the main one which is 80 percent finished and is more or less in the middle of the vast estate and in an elevated position. It has four bedrooms and two bathrooms an enormous sitting room or banqueting hall and a kitchen diner with pantry. There is a large workshop with a flat above that consists of three bedrooms two bathrooms, kitchen and lounge with fireplace. The third property is the guard's house and that has three bedrooms, one bathroom and a kitchen diner. This is being used at the moment.

Now we come to facilities where there are stables, barns, corals and chicken runs. There are also about 20 feeding

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> 7 bedrooms               | <input checked="" type="checkbox"/> 3 bathrooms           | <input checked="" type="checkbox"/> Built to High Standards |
| <input checked="" type="checkbox"/> Charming Property        | <input checked="" type="checkbox"/> Detached              | <input checked="" type="checkbox"/> Double Glazing          |
| <input checked="" type="checkbox"/> En Suite Bathroom        | <input checked="" type="checkbox"/> Fireplace             | <input checked="" type="checkbox"/> Fitted Kitchen          |
| <input checked="" type="checkbox"/> Full of Character        | <input checked="" type="checkbox"/> Good Rental Potential | <input checked="" type="checkbox"/> Guest Apartment         |
| <input checked="" type="checkbox"/> Ideal for Country Lovers | <input checked="" type="checkbox"/> Investment Property   | <input checked="" type="checkbox"/> Off Road Parking        |
| <input checked="" type="checkbox"/> Private Garage           | <input checked="" type="checkbox"/> Separate Diner        | <input checked="" type="checkbox"/> Spacious Accommodation  |
| <input checked="" type="checkbox"/> Spectacular views        | <input checked="" type="checkbox"/> Stable                | <input checked="" type="checkbox"/> Storage Room            |
| <input checked="" type="checkbox"/> Unfurnished              | <input checked="" type="checkbox"/> Water Deposit         | <input checked="" type="checkbox"/> Well Water              |