

## 3 bedroom Country House for sale in El Higueral, Córdoba









**84,500€**









Nestled in the charming village of El Higueral, just a short drive from the stunning Lake Iznajar, lies this substantial house and former mill with private gardens, set within a generous 568m<sup>2</sup> plot. Discreetly positioned back from a main road on a wide, peaceful side street, the property boasts a vine covered front patio, ample on street parking directly outside, and access to one of the garden areas featuring mature fruit trees and two storage rooms.









A few small steps from the front patio lead into a welcoming, good sized tiled entrance hall. To the right, you'll find an open plan lounge and dining area with steps leading up to a useful storage space. To the left, there is a fitted kitchen, an adjacent open seating area, a fully tiled bathroom, two comfortable double bedrooms, and a separate dining room offering delightful views over the village and surrounding countryside.

A tiled staircase descends to the lower ground levels, revealing a further double bedroom and an impressive six storage rooms. One of these rooms still houses some of the original mill workings, and all present excellent potential for conversion into additional living accommodation. The property also benefits from access to a further private garden area at the rear, complete with a two-story unconverted building.

With a total build size of 315m<sup>2</sup>, the main house is connected to mains electricity and town water. This property represents a fantastic opportunity for renovation, offering the potential to create a very spacious Spanish family home and significantly increase its value.

-  View Video Tour
-  315m<sup>2</sup> Build size
-  Washing Machine
-  Fence
-  Terrace
-  Airconditioning
-  Tiled floors
-  Fully furnished

-  3 bedrooms
-  568m<sup>2</sup> Plot size
-  Landscaping
-  Oven
-  Fireplace Wood
-  Built in wardrobes
-  Pantry
-  Garden

-  1 bathroom
-  Fruit Trees
-  Burglar Alarm
-  Balcony
-  Garden shed
-  Equipped kitchen
-  Laundry room
-  Storage room