

## 7 sovrum Kommersiella fastigheter till salu i Iznajar, Córdoba

795.000€



A UNIQUE OPPORTUNITY TO PURCHASE A STUNNING CORTIJO SET IN OLIVE COUNTRY MINUTES FROM THE BEAUTIFUL LAKE AND BEACH OF IZNAJAR AND LESS THAN AN HOUR FROM MALAGA. THIS PROPERTY IS CURRENTLY RUN AS A VILLA RENTAL BUSINESS AND HAS BOOKINGS WITH DEPOSITS ALREADY UNTIL 2024 .

















The property has very high scores on Trip adviser and the current owners have worked hard to establish it into the prosperous business that it is today. The property has been tastefully reformed and restored and now offers luxurious accommodation for group or family holidays and is exceptionally popular due to its location. The villa sleeps up to 20 people and is child and disable friendly. The facilities include a seasonal heated pool, hot tub with 80 jets and led lighting, multiple BBQ facilities large games area and a big screen cinema styled TV. The business and the property is all legally registered and approved by the Junta of Andalucia

There are in total 7 bedrooms and 6 bathrooms and additional outside toilet ideal for the pool area, 4 kitchen areas along with a disabled bedroom with an ensuite. The entrance of the villa and throughout the grounds is completely flat so it is accessible for wheelchair/scooter users due to the wide bedroom doors into the bedroom with a ramp up one side. There is also a door both sides of the bedroom to go out to the pool area or into the kitchen/al fresco dining area.

The facilities for children are also excellent and include security fence for the swimming pool, child safety catches on the hot tub, chlorine free swimming pool ( heated), child gates at the top and bottom of the roof terrace external stairs and childrens TV channels.

This property could be simply taken over by the new owner safe in the knowledge that it is an excellent existing business or it could be used as a large family home or even a B&B. The property currently has an upstairs unit that can be locked off as a self contained apartment and the ground floor two self contained and 2 studios so it can be used or rented in anyway wanted as it is so flexible.

The property build is 374m<sup>2</sup> and it sits in 4420m<sup>2</sup> with parking for upto 8 cars

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|--|---|--|
|  7 sovrum                        |  6 badrum    |  374m <sup>2</sup> Bygg storlek |
|  4.439m <sup>2</sup> Tomtstorlek |  Spa/Hot Tub |  Wheelchair Ramp                |
|  Handicap Facilities             |  shops       |  schools                        |
|  Satellite Dish                  |  heating     |  Close to shops                 |
|  Central heating                 |  Cable TV    |  bbq                            |
|  Air conditioning                |   |  |