



## 4 sovrum Kommersiella fastigheter till salu i Cartaya, Huelva

680.000€



Excellent equestrian farm with olive grove in Cartaya, 10 minutes from the beach. Located in the area called Alto de la Guijarrosa, 3 km from the town, 26 km from Huelva and 25 km from Portugal. Just 1h20 from Seville and 1 hour from Faro International Airport (Portugal).

The farm has 4 hectares of land and is fenced in its entirety.

It is distributed in three areas: the house, the olive grove and the equestrian facilities.

The house, distributed on a single floor of 226m<sup>2</sup> plus a basement of 244 m<sup>2</sup>, has luxury characteristics, with high-quality construction materials, PVC double-glazed Climalit® windows, wooden floors, programmable and low-consumption electric heating, etc. . It has a large kitchen with a modern island design connected to the living room and open to the porch. It has great lighting and is furnished with top brand appliances. It has a laundry room and pantry with independent exit to the outside and in front of a beautiful wood oven.

The house is accessed through a distribution hall with 2 built-in closets. From there you enter a spacious and cozy 50 m<sup>2</sup> living room, all exterior and with lots of light. It has a modern pellet fireplace, with a great heating power. From here you access the porch through large french doors from where you can see the entire estate.

The house has four large bedrooms with lots of light, two of them with private bathrooms. There is also another third bathroom.

The basement of the house has 244 built m<sup>2</sup>. A large space that serves as a garage, workshop and warehouse, but which can be given infinite uses.

In addition, outside the house there is also a covered parking for several cars.

The property has a magnificent olive grove that has 1,200 intensive olive trees, picual variety and manzanilla. The entire farm has drip and sprinkler irrigation facilities, with liquid fertilizer distribution.

the property has horse breeding facilities. There is a warehouse with six boxes, a washing area, a shed (18 x 8 m) for mares, with 2 farrowing pens, six independent pens with automatic drinkers and feeders. Slope for loading

🛏 4 sovrum

🚗 3 badrum

🏠 470m<sup>2</sup> Bygg storlek

✚ 40.000m<sup>2</sup> Tomtstorlek