

## 7 sovrum Kommersiella fastigheter till salu i Guadix, Granada

460.000€



Finca - Cortijo, Guadix, Costa Tropical.

7 Bedrooms, 4 Bathrooms, Built 240 m<sup>2</sup>, Garden/Plot 41 m<sup>2</sup>.

Equestrian property with license for up to 5 horses and lovely 7 bedroom, 4 bathroom house in beautiful location, a short drive from the town of Guadix in Granada province.

Beautiful cortijo of 240 m<sup>2</sup> built on two floors, ground floor comprises 2 bedrooms, bathroom, study, guest toilet, lounge, kitchen-dining and utility room.

Potential as an equestrian Bed and Breakfast, No Bed and Breakfast licence is in place.

The first floor has 5 bedrooms, 2 bathrooms and terrace.

























Outside is pool, terrace, small shed beside the pool and garden area.

Set in 41,188 m<sup>2</sup> of fully fenced land, with meadows, 8,500 m<sup>2</sup> is alfalfa in production. A new plantation of almost 2,000 poplars, with a prospect of profitability of approximately 100,000 € in 10 years.

5 paddocks with electric fence total 170 m<sup>2</sup>, large paddock with metal fence, 90 m<sup>2</sup> lunging circle, jumping area of 2,000 m<sup>2</sup> and fenced meadows and water reservoir.

The property has a modern photovoltaic installation which makes the house self-sufficient in terms of electricity. However, it continues to be connected to the public network for a greater guarantee in the event of a failure.

Stables of 120 m<sup>2</sup> with 6 boxes, tack room and two store rooms. Shed for fodder. License to keep up to 5 horses.

- |   |  |  |
|---|--|--|
|  7 sovrum                     |  4 badrum                           |  240m <sup>2</sup> Bygg storlek |
|  41m <sup>2</sup> Tomtstorlek |  Simbassäng                         |  Setting - Country              |
|  Setting - Close To Town      |  Setting - Close To Forest          |  Condition - Good               |
|  Pool - Private               |  Climate Control - Air Conditioning |  Climate Control - Fireplace    |
|  Views - Country              |  Views - Panoramic                  |  Features - Private Terrace     |
|  Features - Storage Room      |  Features - Utility Room            |  Features - Barbeque            |
|  Features - Stables           |  Kitchen - Fully Fitted             |  Garden - Private               |
|  Security - Gated Complex     |  Parking - More Than One            |  Parking - Private              |