



## 4 sovrum Grottahus till salu i Moron de la Frontera, Sevilla


700.000€



Situated a stones throw away from the bustling town of Moron De La Frontera and just under an hour easy drive to Sevilla, this Equestrian Centre Estupendo property is perfect in every way. Purpose built for a horse loving vet and his family 10 years ago in the traditional single storey Cortijo manner the house is full of Andalucian features and charm. and has more the feeling of a loving reform than a new build. From the palm lined driveway to the vistas over the rolling countryside it would make an ideal rural retreat for equestrian holidays or indeed a breeding centre, and what with the nearest neighbours being expert breeders of the Andalucian Yegua race you wouldn't be short of like-minded company. Set around an enclosed courtyard you have state of the art stable block for 5 horses then there are 3 rooms currently used as office, vets practice and surgery, with their charming high vaulted ceilings these could easily be converted to guest accommodation. To the right side of these there is the main house which is charmingly appointed, very light & airy, you step into a vestibule which leads through to an elegant corridor off which are a beautifully finished bathroom and 3 double bedrooms all with roof height ceilings and wooden beams. The enormous salon like the rest of the house is tastefully finished with long double windows looking out at the view. The kitchen is in a traditional built Andalucian style finished with reclaimed tiles from a grand house in Seville, this opens out onto a snug family dining/sitting room with a centrepiece fireplace the detailing of which is very beautiful. Out through the double doors and onto a shaded veranda overlooking the perfect patio garden, swimming pool, summer kitchen, guest casita and a garage, and another shower room. The left side of the patio is gated with an exercise paddock and extensive views over the countryside to the castle of Moron. There is also a huge covered exercise area, another small paddock. water and electric are from a mains supply and the house is equipped with air-conditioning throughout. This property has all the paperwork in order and is fully registered as a Equestrian centre a must see for a horse professional or hobbyist. Simply stunning! Set on a 25.000m<sup>2</sup> plot Lot Area: 25000 Sq. M Floor Area: 1469 Sq. M Bedrooms: 4 Bathrooms: 2 Garage: 1

 4 sovrum  
 Simbassäng  
 bedrooms 4

 2 badrum  
 lot area 25000 sq m

 25.000m<sup>2</sup> Tomtstorlek  
 floor area 1469 sq m