

## 2 sovrum Lantställe till salu i Guejar Sierra, Granada

400.000€



Fantastic cortijo set in a valley filled with fruit trees with clear views across to the foothills of the Sierra Nevada. Totally tranquil situation but only ten minutes walk to two restaurants, twenty five minute walk (or 8 minutes in the car) to the beautiful town of Güéjar Sierra, well-known for its outdoor activities and natural beauty. Just down the road is the artificial lake formed when the Rio Genil was dammed and only 20 minutes easy drive away is the centre of historic Granada with its airport.

The cortijo has 400 m<sup>2</sup> built of which 200 m<sup>2</sup> are interior and 200 m<sup>2</sup> are composed of a huge 100 m<sup>2</sup> terrace with fabulous views and another 100 m<sup>2</sup> covered area below the terrace. Part of the upstairs terrace could be enclosed with glass walls to form an alternative lounge. There is a walled area at the lower level ideally suited to create a walled garden.

The house is laid out as follows:

Upper level: 2 bedrooms, bathroom, lounge with stairs down to:

























Lower level: spacious open lounge and kitchen, bathroom, large store room (part of which could serve as another bedroom) and a third bathroom.

The property was recently renovated and needs only stoves for heating upstairs and downstairs to finish the work.

Access is by an asphalted track which sees hardly any traffic as it duplicates the route of the main road.

Both mains electricity and water are installed and the property benefits from a huge amount of irrigation water which keeps the land green at all times of the year. There are currently two huge water tanks which serve the property and a much larger one across the track. Once a sale is concluded the storage of water for the larger finca will transfer across the track and one of the two existing tanks could be removed to create more garden space.

The land is mostly flat, divided into two terraces, on which are planted cherry trees, chestnuts, figs, olives, persimmon and other fruit trees.

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|  2 sovrum                        |  3 badrum                 |  400m <sup>2</sup> Bygg storlek |
|  8.400m <sup>2</sup> Tomtstorlek |  Plenty Of Water          |  Water Deposit                  |
|  Enclosed Patio                  |  Water - Mains Connection |  Mountain Views                 |
|  South Facing                    |  Recently Renovated       |  Parking Area                   |
|  Fruit Trees                     |  Close To Village/Town    |  Acequia Rights                 |
|  Terraced Land                   |  Mostly Flat Land         |  Open Countryside Views         |
|  Close to Bus Stop               |  Sewage - Septic Tank     |  Covered Terrace                |
|  Electricity - Mains Connection  |  Good Access              |  Garden                         |