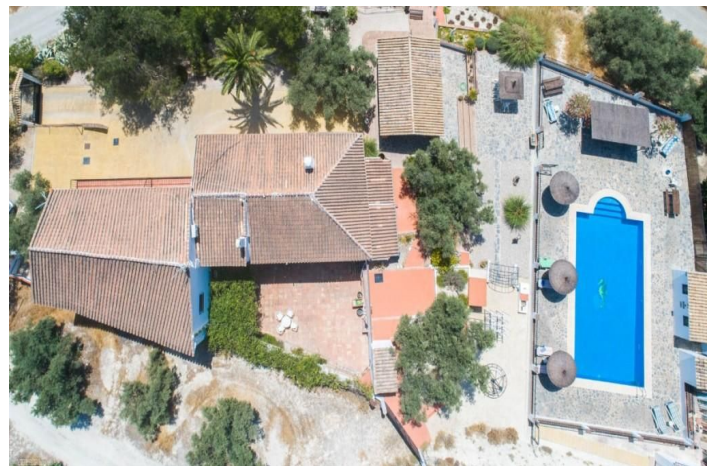


Frakoblet villa til salg i Iznájar

749.000 €

Reference: R4750552 Soveværelser: 12 Badeværelser: 7 Plot Size: 5.300m<sup>2</sup> Byg Størrelse: 445m<sup>2</sup>



## Córdoba, Iznájar

Recently reduced from 820,000€ to 749,000 €. Superb large Cortijo over looking the stunning lake of Iznajar with 2 self contained holiday apartments.

This wonderful large detached country property standing on an elevated position over looking the beautiful lake of Iznajar and the surrounding countryside, with one of the most impressive views. It will literally take your breath away.

property has been fully restored over the last few years and now offers not only a beautiful family home but the added benefit of 2 independent self catering apartments. A one bedroom and a 3 bedroom. Behind the gated entrance you will find a very spacious outdoor area with garden, various terraces, swimming pool and many other facilities.

**LOCATION** Located just outside the market town of Rute which has plenty to offer. Malaga International Airport is one hours drive away. The cities of Granada and Cordoba also close by. The property is very accessible via a 3km tarmac road. It offers a peaceful tranquil location yet not isolated.

Currently operating as a licensed self catering rural accommodation **THE PROPERTY** The property consists of the following criteria

**THE FAMILY RESIDENCE** This is the original part of the farmhouse. With wooden ceiling beams and lots of features. Entering into the house is one of the reception rooms which is currently used as a TV room this then leads into the main reception room with open fire place and dining area. A separate farmhouse style kitchen with gas cooking range, fitted units and wall cupboards, included in the price are the white goods including extra fridge freezer in the utility room.

Off the reception room is a door which leads into the walled courtyard with out door seating area built in BBQ, natural shade from the grapevine and a herb garden. Also in the courtyard is a storage room which houses the boiler for hot water system. 2 double bedrooms and a shower room are also on the ground floor.

Upstairs there are a further 5 bedrooms, plus a room which could easily make into another bedroom if required. The master bedroom has a private balcony and a en-suite bathroom as does one of the double bedrooms. There is also a study and a separate shower room on this floor

**THE SELF CATERING ACCOMODATION** comprises of the following

Three bedroom apartment sleeps six A well appointed ground floor apartment, with built in kitchen, granite worktops, oven and white goods, a open plan lounge with A/C unit, 3 double bedrooms one with en-suite shower room and a separate shower room. Both bathrooms are fully tiled. Terracotta floor tiles throughout.

One bedroom apartment sleeps 4 situated on the first floor with built in kitchen , open plan lounge with A/C unit. Double bedroom with fitted wardrobes this apartment has its own balcony with views of the lake.

Private parking for the guests.

OUTSIDE Outside in the grounds of the property there is ample space providing many different areas to relax and enjoy the views. Especially around by the swimming pool which is 12m x 6m with Roman steps. Set into a 200m<sup>2</sup> black stone grouted terrace all totally enclosed with night lights. Male and Female changing rooms, an outside shower and toilet. There is also a 35m<sup>2</sup> under cover eating area with wonderful views of the lake a perfect spot to enjoy al fresco dining. There is a children's play area, and a Gym. Set off from the swimming pool area is a large piece of flat land which is used as a vegetable garden with a pollytunnel.

SERVICES Oil fuelled Central heating and A/C units in the main residence. A/C units in both apartments. Workshop Pump house Biological septic tank Own well water plus large under ground deposit which holds approx 30.000 litres Electricity, Satellite TV. Television

#### Amenities:

##### General amenities

Well presented Ready To Move Into Mains electricity connected Mains water connected Well water ADSL / WIFI Fitted kitchen Patio

##### Appliance Amenities

Washer/Dryer Dishwasher Grill Top Range/Oven

##### Community Amenities

##### Bars

