

## 20 bedroom Country House for sale in Granada, Granada

2,500,000€



The estate extends to 80 hectares of which 31 hectares are of almonds in production, two hectares are dedicated to vegetable gardens, 18 hectares is a pine forest, the remainder is uncultivated land.

On the estate there are a number of buildings including a nobleman's house, a rural holiday complex with restaurant, a keeper's cottage and a dovecote. There are grounds laid to gardens and both principal buildings have their own swimming pool.

**Holiday Complex:** Seven two bedroom cottages with capacity for 2 extra beds, kitchen, living room and bathroom. Two three bedroom cottages with two bathrooms, kitchen and living room. Restaurant with extensive balcony for outside eating. The buildings were renovated in 2000 and are registered with the appropriate tourism authorities and are rated as Superior.

**Keeper's Cottage:** Two double bedroom house with kitchen, lounge with wood burner and bathroom.

**Nobleman's House:** The first floor of the nobleman's house has a large reception area, dining room, kitchen, salon, three bedrooms and two bathrooms. The upper floor has eight bedrooms and two bathrooms. The lower ground floor has a large laundry/utility room, a bodega, and facilities for staff.

Currently all of the buildings apart from the keeper's cottage are used for rentals and in the grounds there is a large mirador overlooking the city of Granada which is used for wedding receptions. The property also benefits from a tennis court and a horse stable currently in dilapidated state. Access to the estate is by asphalted road except for the last 300 metres which is all weather hardcore. Within the estate the roads are hard earth in good condition.

### Services

Water is supplied from one of two wells, both legalized and there is a possibility to connect to mains water. The water from the wells is stored in two deposits totaling 1.5 million litres. Electricity is connected to the main network with a transformer solely for the estate. Broadband internet is available.

### Location

- |                                 |                        |                                |
|---------------------------------|------------------------|--------------------------------|
| 20 bedrooms                     | 16 bathrooms           | 1,670m <sup>2</sup> Build size |
| 800,000m <sup>2</sup> Plot size | Tennis Court           | Private Pool                   |
| Water Deposit                   | Outbuildings           | Water - Mains Connection       |
| Wood Burning Stove(s)           | Almond Grove           | Mature Gardens                 |
| Good Access Track               | Currently Run As B & B | Equestrian Facilities          |
| Guest House                     | Utility Room           | Wine Cellar                    |
| Electricity - Mains Connection  | Good Rental Potential  | Garden                         |