

## 7 Cuarto Adosado en venta en Cuevas del Campo, Granada

430.000€



Unique Cave House with Adjacent Apartments and Potential for Restoration  
 Discover a one-of-a-kind living experience in this meticulously renovated cave house and adjacent apartment complex, offering a perfect blend of modern comfort and traditional charm. Located on a sprawling 1.2-hectare fully fenced plot with 160 certified ecological almond trees, this property is a haven of tranquillity.  
 Main Cave House Features:  
 - 6 bedrooms, including the option to share one with the adjacent apartment.  
 - Spacious living areas, including a dining-living room with an open fireplace and traditional bread oven.  
 - Separate, fully furnished kitchen with gas hob and a good-sized pantry.  
 - Ventilated bedrooms, each equipped with electrical sockets and TV points.  
 - Two additional bathrooms and a storage space from the second living room area services the bedrooms.  
 - Main door is insulated aluminium with wood effect, keeping in with the traditional look.  
 - No internal doors, except on bathrooms and the bedroom to share with the apartment but wooden frames are in place if new owners wish to install doors.  
 Adjacent Apartment: The fully furnished one-bed apartment on the left of main cave offers:  
 - Separate entrance  
 - Fully equipped kitchen with a breakfast table.  
 - Full bathroom.  
 - Dining-living room with open fireplace.  
 - Double bedroom with an option for a second, connecting room to the main cave.  
 Note: The apartment includes a spacious attic, awaiting your personal touch for renovation.  
 Additional Restoration Opportunity:  
 To the left of the main cave, a two-story building with the potential for two 2-bedroom apartments awaits restoration. The roofing throughout the complex is up-to-date with insulated sandwich panels, maintaining the traditional Andalusian roof tile effect.  
 Outdoor Amenities:  
 - 200m<sup>2</sup> built area with an additional large garage.  
 - Chicken pen.  
 - Tiled BBQ terrace with an outdoor kitchen and running cold/hot water.  
 - 43-year-old pine tree with a purpose-trained branch for the swing  
 - 8m by 12m swimming pool (needs finishing touches, but the hard work is done).  
 - Second gate for farm machinery convenience.  
 Infrastructure and Utilities:  
 - Property accessible via tarmac road.  
 - Mains electricity and water connections.  
 - An 80m deep well for additional water supply.  
 Surroundings: Embrace the rural beauty of the surroundings, complemented by

- |   |                        |  |
|---|------------------------|--|
| 7 dormitorios                             | 4 baños                | 195m <sup>2</sup> Tamaño de construcción |
| 12.434m <sup>2</sup> Tamaño de la parcela | Kitchen - fully fitted | Private garden                           |
| Open terrace/s                            | Private pool           | Private garage                           |
| Furniture - fully furnished               | Storage room           | Internet access                          |
| Countryside views                         |                        |  |