



### 4 Cuarto Local Comercial en venta en Priego de Cordoba, Córdoba

139.000€



NESTLED IN A SLEEPY WHITE VILLAGE CLOSE TO PRIEGO DE CORDOBA THIS FABULOUS PROPERTY NOT ONLY OFFERS A HOME BUT HAS TWO ROOMS FOR B&B LETTING ALONG WITH GARDENS AND A POOL. IT CAN BE USED ALSO AS A FULL RENTAL AS A CASA RURAL OR SIMPLY AS A FAMILY HOME




The property has been run as a business now for a number of years however the current owners wish to retire and move. It is located in the lovely white village of Los Rios close to the popular Town of Priego de Cordoba. It offers off road parking for its guests along with private terraces and use of the property's large pool (7m by 4m) and gardens. On entering the rental properties there is a traditional large entrance hall with seating area, small library with information on local attractions and access to a raised sun terrace overlooking the garden and pool area. There is a spiral staircase leading down to the lower floor where there are further areas to relax, eat or enjoy the pool and access to the large Tepee to the rear which has a bathroom and so could also be rented out. There is also another behind here ideal for keeping animals or growing fruits and vegetables ( 200sqm)

To the left there is a good sized bedroom with air conditioning and front facing windows which has a huge en suite bathroom with a large walk in shower, toilet and sink.

To the left is the second rental room again a good size with an air conditioning unit and a very large en suite bathroom with a built in shower, wc and sink.

To the side of the front of the property brick stairs lead down to the private dwelling where there is a sun terrace and entrance into the house. There is a large family lounge with a wood burning stove and an overhead ceiling fan and a large side facing master bedroom off this area. From the lounge a few steps lead down into the spacious kitchen fully fitted with all the appliances needed and off here is a private bathroom with a sink,wc and a walk in shower. There is access from the kitchen out to the large patio area either enjoyed by the guests or the homeowners, there are mature planted gardens and of course the pool with areas around it for relaxing and enjoying the sun.

It's worth noting that the property has 8 solar panels which heats the hot water for the whole private house. This

-  4 dormitorios
-  3 baños
-  635m<sup>2</sup> Tamaño de la parcela
- Wood Stove
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- pool
- Electric Hot Water
- Air conditioning