





## 4 chambre Auberge à vendre dans Montoro, Córdoba

245.000€



Nestled near the historic town of Montoro, in the province of Córdoba, Andalusia, and with easy access to the N-420 highway connecting Cádiz and Madrid, this fantastic villa offers comfortable and relaxed living, perfect for experiencing the authentic essence of the Andalusian countryside or as an investment for a rural accommodation business. The generously sized property boasts extensive grounds of 11,362 m<sup>2</sup> with breathtaking views of the Sierras Subbéticas and around 305 established olive trees equipped with a sprinkler system, in addition to several fruit trees. The villa is accessed through a large open porch overlooking a lovely swimming pool, a barbecue area, and a summer kitchen under a marquee, ideal for al fresco dining and gatherings with family and friends. Upon entering the main house, you are greeted by a spacious lounge-diner with a stunning regional-style fireplace. From this room, the fitted kitchen with a walk-in pantry and the four double bedrooms are easily accessible, as is the bathroom. At the rear of the kitchen, you will find a spacious laundry area and the stairs leading to the roof terrace, which offers even more spectacular views of the surrounding hills. Outside the main house, two garages are conveniently located. Two large water tanks (72,000 and 38,000 liters respectively) are very useful to avoid water shortages in the drier months, which is easily achieved thanks to the two water wells on the property. The entire property is securely fenced and gated, with mature planted areas and trees. An excellent place to lead a quiet life in the sun with your family or as a business opportunity. An opportunity you won't want to miss!

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|  4 chambres                                 |  1 salle de bains |  202m <sup>2</sup> Taille de construction |
|  11.362m <sup>2</sup> Taille de la parcelle | <input checked="" type="checkbox"/> Piscine  | <input checked="" type="checkbox"/> Fruit Trees  |
| <input checked="" type="checkbox"/> Washing Machine   | <input checked="" type="checkbox"/> Landscaping  | <input checked="" type="checkbox"/> Covered Patio  |
| <input checked="" type="checkbox"/> Fence   | <input checked="" type="checkbox"/> Refrigerator   | <input checked="" type="checkbox"/> Terrace  |
| <input checked="" type="checkbox"/> Fireplace Wood  | <input checked="" type="checkbox"/> Irrigation system  | <input checked="" type="checkbox"/> Carport  |
| <input checked="" type="checkbox"/> Outdoor kitchen   | <input checked="" type="checkbox"/> Private swimming pool  | <input checked="" type="checkbox"/> Garden shed  |
| <input checked="" type="checkbox"/> Security Cameras  | <input checked="" type="checkbox"/> Airconditioning  | <input checked="" type="checkbox"/> Built in wardrobes   |
| <input checked="" type="checkbox"/> Equipped kitchen  | <input checked="" type="checkbox"/> Pantry   | <input checked="" type="checkbox"/> Barbecue   |