



## 3 slaapkamer Landhuis Te koop in Aguilar de la Frontera, Córdoba

194.900€



Charming, single-level, furnished chalet, with a generous 305m<sup>2</sup> built area, sits on a sprawling 2,503m<sup>2</sup> plot in a peaceful urbanization within the village of Los Arenales, in the municipality of Aguilar de la Frontera, Córdoba Province, Andalusia, Spain.

Entering the property through the main gate, you are greeted by extensive grounds. To the right, a carport provides covered parking. Also located on the grounds are two 9,000-liter water tanks, a storage room, a wood store, and a well. A few steps lead up to a 20m<sup>2</sup> covered porch, offering a welcoming entrance to the chalet.

Inside, the spacious 84m<sup>2</sup> living room, featuring a pellet burner, creates a warm and inviting atmosphere. To the left of the living room, a hallway leads to two 26m<sup>2</sup> bedrooms, one of which includes a built-in wardrobe. On the right side of the hall, you'll find another 26m<sup>2</sup> bedroom with a fitted wardrobe, a well-appointed bathroom, and a fully equipped kitchen with ample storage space.

Adjacent to the living room is a utility room and a door leading to another covered porch, measuring 30m<sup>2</sup>. The current owner had plans to create a wine cellar in this area. This porch opens onto the rear of the chalet, where the impressive 500m<sup>2</sup> pool area awaits. Here, you'll also find a storage room, the pool purifier, a bathroom with a shower, and plenty of outdoor space perfect for entertaining family and friends.

The property is conveniently located just 5km from Puente Genil, offering a wide range of shops, bars, and restaurants. It also benefits from easy access to the A-318 road, connecting to the A-92 and A-45 motorways. This chalet is sold furnished and is ready for its new owners to move in and enjoy the Andalusian lifestyle.

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|------------------------------------|--------------------|-------------------------------|
| 3 slaapkamers                      | 2 badkamers        | 305m <sup>2</sup> Bouwgrootte |
| 2.503m <sup>2</sup> Perceelgrootte | Zwembad            | Cable TV                      |
| Freezer                            | Microwave          | Fruit Trees                   |
| Washing Machine                    | Fence              | Pellet Stove                  |
| Oven                               | Refrigerator       | Terrace                       |
| Fireplace Wood                     | Hot Water Electric | Carport                       |
| Private swimming pool              | Outdoor shower     | Security Cameras              |
| Airconditioning                    | Built in wardrobes | Equipped kitchen              |