

## 5 soverom Herregård til salgs i Martos, Jaén

325.000€



This beautifully presented 355m<sup>2</sup> build countryside property is just 8km from Martos in the Jaen province of Andalusia, Spain. It is situated on a generous 5,784m<sup>2</sup> plot in a stunning location and offers spectacular views and sunsets. With superb outside spaces including a large swimming pool, barbecue, alfresco dining, lounging area and private gardens from where one can enjoy the Andalusian sunshine. Ideally located to enable you explore the wonderful Natural Parks and countryside of inland Andalusia and the cities of Jaen, Granada and Cordoba. The Cortijo has 360 degree views over olive groves and the mountains beyond. The property has 3 ensuite double bedrooms on the first floor plus a large lounge with a feature fireplace / wood burner and a room on the ground floor which can be used as a 4th Guest bedroom with ensuite or a winter breakfast room. Also on the ground floor there is separate private accommodation, this includes a high specification modern fitted kitchen, open plan lounge / dining area, a ground floor double bedroom, bathroom and access to a large private sunny terrace for alfresco dining with those dramatic views over the countryside plus a summer kitchen / barbecue room. At the moment the property is being run as a successful Bed and Breakfast establishment and is a fully registered Casa Rural with a highly rated 9.4 Guest Review score on Booking.com and is being sold furnished with its own website and future bookings so there will no shortage of paying clients from day one. This is a wonderful opportunity to experience Spanish living in an elegant and comfortable surroundings whilst enjoying a good income from this spacious property and extensive grounds, part of which are fully fenced in. There is a large store room with guest bikes, strimmers, electric water heaters, washer driers - all that is needed to carry on running the B&B, The property has its own well which has never failed to provide the needs of the house and pool throughout the hot and busy summer days.

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|-----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
|  5 soverom                          |  5 bad |  355m <sup>2</sup> Bygg størrelse |
|  5.784m <sup>2</sup> Tomtestørrelse | <input checked="" type="checkbox"/> Svømmebasseng                                         | <input checked="" type="checkbox"/> Air Conditioning                                                                   |
| <input checked="" type="checkbox"/> B&B potential                                                                     | <input checked="" type="checkbox"/> BBQ                                                   | <input checked="" type="checkbox"/> Charming Property                                                                  |
| <input checked="" type="checkbox"/> Detached                                                                          | <input checked="" type="checkbox"/> Double Glazing                                        | <input checked="" type="checkbox"/> En Suite Bathroom                                                                  |
| <input checked="" type="checkbox"/> Fireplace                                                                         | <input checked="" type="checkbox"/> Fitted Kitchen                                        | <input checked="" type="checkbox"/> Fruit Trees                                                                        |
| <input checked="" type="checkbox"/> Full of Character                                                                 | <input checked="" type="checkbox"/> Garden                                                | <input checked="" type="checkbox"/> Good Rental Potential                                                              |
| <input checked="" type="checkbox"/> Guest Apartment                                                                   | <input checked="" type="checkbox"/> Ideal Family Home                                     | <input checked="" type="checkbox"/> Ideal for Country Lovers                                                           |
| <input checked="" type="checkbox"/> Laundry Room                                                                      | <input checked="" type="checkbox"/> Off Road Parking                                      | <input checked="" type="checkbox"/> Parking Space                                                                      |