

## 6 soverom Herregård til salgs i Huetor de Santillan, Granada

570.000€



Large, spacious and sunlit country house situated only twenty minutes from the centre of Granada. Standing in a plot of over 5.000 m<sup>2</sup>, most of which is given over to lawns and gardens, this is a magnificent home with plenty of space for both living and working.

There are three buildings: main house 327 m<sup>2</sup>, unfinished second house (all on one level) 75 m<sup>2</sup>, garden tool shed/boiler room 20 m<sup>2</sup>.

The house is surrounded by lawns and formal gardens, laid out in an Islamic style. There is a large irregular shaped swimming pool with pumps and filters housed in a separate building.

The house is entered via two attractive sets of steps. Double doors open into an extremely spacious but welcoming room with separate areas for dining, relaxing, reading and music. There is an open fireplace which supplements the oil-fired central heating. The fully-equipped kitchen is equally spacious with an island hob, a breakfast table and a vast array of storage cupboards. There is direct access to the gardens from the kitchen with a useful boot store between two sets of doors. There are two bedrooms and two bathrooms on the ground floor, one of them a single, the other a large double with open fireplace.

Stairs lead to the first floor with a large laundry cupboard on the landing and a door giving access to a roof terrace with views over the swimming pool, gardens and the Sierra de Retamar. On this floor there are three double bedrooms, one of which also has access to a second large roof terrace with views over lush gardens towards the Sierra Nevada, and four bathrooms. The sixth bedroom is accessed via a further flight of stairs and is housed in the attractive tower with windows on two sides. This would make a wonderful, light study.

In the grounds there is a second, two-bedroom house, ideal for guests or family, which requires internal finishing. There is an estimate of approximately €8.000 to do so.

Outside there are paths through the terraced gardens, a seating area hidden by pine trees and a beautiful pond fed by water from the property's own well. Access to so much water ensures that the grass remains green throughout the

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| 6 soverom  | 6 bad   | 430m <sup>2</sup> Bygg størrelse                      |
| 5.070m <sup>2</sup> Tomtestørrelse                                 | <input checked="" type="checkbox"/> Private Pool          | <input checked="" type="checkbox"/> Open Fireplace(s) |
| <input checked="" type="checkbox"/> Water - Mains Connection       | <input checked="" type="checkbox"/> Mountain Views        | <input checked="" type="checkbox"/> Roof Terrace      |
| <input checked="" type="checkbox"/> Close To All Amenities         | <input checked="" type="checkbox"/> Close To Village/Town | <input checked="" type="checkbox"/> Central Heating   |
| <input checked="" type="checkbox"/> Mature Gardens                 | <input checked="" type="checkbox"/> Fully Fitted Kitchen  | <input checked="" type="checkbox"/> Wooden Beams      |
| <input checked="" type="checkbox"/> Views Over Gardens             | <input checked="" type="checkbox"/> Guest House           | <input checked="" type="checkbox"/> Covered Terrace   |
| <input checked="" type="checkbox"/> Electricity - Mains Connection | <input checked="" type="checkbox"/> Good Rental Potential | <input checked="" type="checkbox"/> Good Access       |
| <input checked="" type="checkbox"/> Water - Own Well               |   |   |