

## 3 soverom Herregård til salgs i 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 soverom                          |  2 bad |  305m <sup>2</sup> Bygg størrelse |
|  2.503m <sup>2</sup> Tomtestørrelse | <input checked="" type="checkbox"/> Svømmebasseng   | <input checked="" type="checkbox"/> Cable TV   |
| <input checked="" type="checkbox"/> Freezer   | <input checked="" type="checkbox"/> Microwave   | <input checked="" type="checkbox"/> Fruit Trees  |
| <input checked="" type="checkbox"/> Washing Machine   | <input checked="" type="checkbox"/> Fence   | <input checked="" type="checkbox"/> Pellet Stove   |
| <input checked="" type="checkbox"/> Oven  | <input checked="" type="checkbox"/> Refrigerator  | <input checked="" type="checkbox"/> Terrace  |
| <input checked="" type="checkbox"/> Fireplace Wood  | <input checked="" type="checkbox"/> Hot Water Electric                                    | <input checked="" type="checkbox"/> Carport  |
| <input checked="" type="checkbox"/> Private swimming pool   | <input checked="" type="checkbox"/> Outdoor shower  | <input checked="" type="checkbox"/> Security Cameras   |
| <input checked="" type="checkbox"/> Airconditioning   | <input checked="" type="checkbox"/> Built in wardrobes                                    | <input checked="" type="checkbox"/> Equipped kitchen   |