

## 11 sovrum Lantställe till salu i San Enrique de Guadiaro, Cádiz

3.500.000€



Gorgeous colonial traditional Andalusian style farmhouse located in the best part of San Enrique de Guadiaro, only five minutes from Sotogrande, the beach and all the Polo facilities in the area are literally on your doorstep, such as Ayala, which makes it ideal for those interested and professionals in this area of this sport or horse lovers and countrylovers in general The farmhouse is a restored 17th century building of 25 hectares The main house is approximately 450 years old It is a very large main house, but still feels nice and cozy This is a two-storey closed country house with a central patio, large gardens, parking area for numerous cars It has an entrance hall with stairs to go up to the upper floor, library, piano room, living room with covered terrace, kitchen with an incredible size of 6x10 meters, pantry with patio laundry Summer dining room for 14 people or more Private pool of 6x15 meters Cinema Master bedroom with en suite bathroom and dressing room 3 double bedrooms with respective bathrooms and giving you lots of amazing views and natural light in every room Games room It is warm and inviting with the stone look and the wooden beams throughout the house Also several rooms with beautiful fire places, every corner of this property has a special warm feeling Next to the main house there is also has a guest house with 3 bedrooms en suite, living room, kitchen and laundry room And another house originally for the service with 4 bedrooms and 2 bathrooms, kitchen, laundry and garden Outside there is a large stables area with 28 boxes for (polo) horses 25-meter training track, 300-meter gallop track and 6 meters wide 4 small enclosed fields, separate entrance and 6 meter wide parking area It is an ideal property for horse lovers, close to leisure and with a village atmosphere Here you don't need a car to go have a coffee, or why don't you also take your horse to have a coffee The Cortijo has the possibility of having energy level O through the use of solar panels and a heat exchanger • Year of Construction 1830 reformed in 1990 by famous architect Marcos Sáinz, some parts of the house over 450 years old • Total of 4 houses = 11 bedrooms 1 • Total of 4 houses = 7 Bathrooms • Total surface approx 1,183 m<sup>2</sup> • Plot surface approx 256 ha • Terrace 135 m<sup>2</sup> • Heating o Decentral heating • Floor type o Stone

**AMENITIES AND SPECIAL FEATURES OF THIS HOUSE** o Accessible for wheelchairs Superb for horse / Animal / Polo lovers A Cortijo in a superb location with the ability to walk to shops

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|--|---|---|
| 11 sovrum  | 7 badrum  | 1.183m <sup>2</sup> Bygg storlek                                |
| 25.000m <sup>2</sup> Tomtstorlek                               | <input checked="" type="checkbox"/> Access for people with reduced mobility | <input checked="" type="checkbox"/> Category - Contemporary     |
| <input checked="" type="checkbox"/> Category - Investment      | <input checked="" type="checkbox"/> Category - Luxury                       | <input checked="" type="checkbox"/> Category - Golf             |
| <input checked="" type="checkbox"/> Swimming Pool              | <input checked="" type="checkbox"/> Climate Control - Cold A/C              | <input checked="" type="checkbox"/> Category - Resale           |
| <input checked="" type="checkbox"/> Climate Control - Hot A/C  | <input checked="" type="checkbox"/> Condition - Excellent                   | <input checked="" type="checkbox"/> Climate Control - Fireplace |
| <input checked="" type="checkbox"/> Features - Covered Terrace | <input checked="" type="checkbox"/> Features - Double Glazing               | <input checked="" type="checkbox"/> Features - Barbeque         |
| <input checked="" type="checkbox"/> Features - Fiber Optic     | <input checked="" type="checkbox"/> Features - Fitted Wardrobes             | <input checked="" type="checkbox"/> Features - Ensuite Bathroom |
| <input checked="" type="checkbox"/> Features - Near Transport  |   | <input checked="" type="checkbox"/> Features - Games Room       |

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