




Country House

5 bedrooms

2 bathrooms

 500 m<sup>2</sup>

 4.00 hectares

 Private

**REF: ICX 1191**

## Olula del Rio

**€362,750**

The ground floor of the main house comprises a part fitted kitchen with large adjoining pantry, living room with open fireplace, study, a double bedroom and a bathroom. The first floor comprises 3 double bedrooms with fitted wardrobes, a bathroom and a store room. There is also a large sun terrace with fabulous views across the valley.

The guest annex comprises an open plan living room with fitted kitchen area and open fireplace, a bathroom and a storeroom which could be used as a bedroom. There is a large area below this which used to house the original grain mill workings. This area could be converted to additional accommodation with a stairway leading up to the living area of the guest annexe.

There are two large adjoining industrial units - one of 96m<sup>2</sup> and the other of 48m<sup>2</sup>, along with a large water deposit which is fed with water from a private bore hole. The land is planted with a variety of fruit trees including 800 mature orange trees, 17 mandarins, 180 olive (from 2-300 years old), apple and pear, amongst others.

Property has 3 phase electricity

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