



## THE SINGULAR SPACE

EXTRAORDINARY PROPERTIES



### An elegant farmstead in Córdoba. Córdoba Ref. S151

A generous estate, a fantastic location and a beautiful farmstead with every possible luxury.

**Precio €2.300.000**

**10 habitaciones**

**9 baños**

**600 m<sup>2</sup> de superficie**

**319 Ha de terreno**

This magnificent 319-hectare farmstead is a testament to Andalusian architecture. It enjoys a stunning location in the eastern Sierra Morena, just 10 km from the city of Córdoba, with easy highway access.

An extraordinary property just minutes from the historic centre of Córdoba, a UNESCO World Heritage Centre, with vast swathes of land and a charming garden and private pool.

Enscenched in idyllic natural surroundings, this fully-fenced estate includes a meadow spanning over 200 hectares and lush forests harbouring cork oaks, ash trees, gall oaks, pine trees and Mediterranean scrubland.

There is also a wealth of local fauna, including deer, wild boar, rabbits and foxes.

As if that weren't enough, there is even a small lake in the grounds, which is perfect for a spot of fishing.

The main building is distributed almost entirely across a single floor. The extensive, 115 sqm living room boasts three fireplaces and opens onto spectacular terraces with mountain views; there could simply be no better place to relax and soak up the soothing sounds of nature.

The fully-fitted kitchen is another of the house's star features; with high ceilings and rustic charm, it spans an impressive 33 sqm.

The farmstead has eight bedrooms across various spaces. The distribution could easily be reconfigured to create apartments of different sizes, opening onto nature and embracing the charm of the traditional architecture. The property has 5 bathrooms and a separate WC.

In a perfect depiction of typical Andalusian architecture, this stylish farmstead is distributed around a beautiful 135 sqm central courtyard.

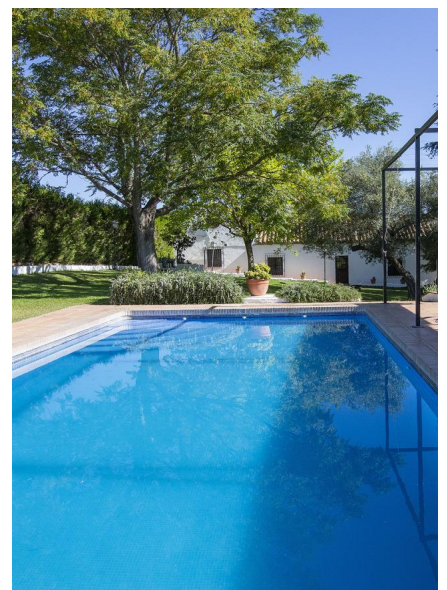
There is also a separate, 2-bed 2-bath keeper's cottage.

In the garden, we are treated to a stunning pool and elegant terrace area, as well as tennis and padel courts and a gym, the perfect place to keep in shape and let off some steam with friends.

Another unique feature of this glorious property is the chapel, dedicated to Saint Rita.

It also has a large stable block in need of refurbishment, which presents a great opportunity to increase the number of bedrooms or create new communal spaces or leisure facilities.

The estate is all set to be run as an agricultural, farming, hunting or tourist operation, making it a tremendous investment opportunity with endless potential.



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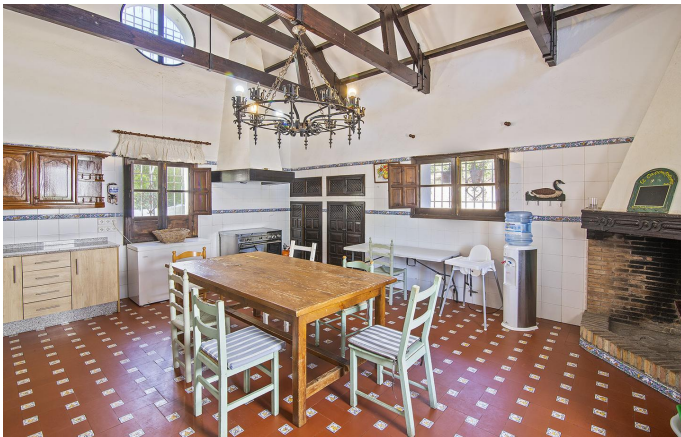
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