



## Equestrian Properties for sale in Guadix

Reference: GEQ71 Finca el Bejarin

460,000€

7



4



41188m<sup>2</sup>



240m<sup>2</sup>



Beautiful cortijo of 240 m<sup>2</sup> built on two floors, ground floor comprises 2 bedrooms, bathroom, study, guest toilet, lounge, kitchen-dining and utility room. The first floor has 5 bedrooms, 2 bathrooms and terrace. Outside is pool, terrace, small shed beside the pool and garden area. Set in 41,188 m<sup>2</sup> of fully fenced land, with meadows, 8,500 m<sup>2</sup> is alfalfa in production. A new plantation of almost 2,000 poplars, with a prospect of profitability of approximately 100,000 &euro; in 10 years. 5 paddocks with electric fence total 170 m<sup>2</sup>, large paddock with metal fence, 90 m<sup>2</sup> lunging circle, jumping area of 2,000 m<sup>2</sup> and fenced meadows and water reservoir. The property has mains electricity and a modern photovoltaic installation which makes the house self-sufficient in terms of electricity. However, it continues to be connected to the public network for a greater guarantee in the event of a failure. There heating is with oil filled radiators and an open fire in the living room. A gas/oil boiler heats the water. Mains water. Solar panels. Stables of 130 m<sup>2</sup> with 6 boxes, tack room and two store rooms. Shed for fodder. License to keep up to 5 horses. Located a short drive...