



## House in Cártama

Bedrooms	3	Bathrooms	2	Built	233m2	Plot	2536m2
<b>R5144194</b>	<b>House</b>	<b>Cártama</b>	<b>325.000€</b>				

**2 HOUSES AND STABLES!** Located on the outskirts of the village of Villafranco, this delightful country property enjoys excellent road access and is just a 5-minute drive from the A357 motorway, and 10 minutes from both Coín and Villafranco. The public Hospital Valle del Guadalhorce is also located 5 minutes from the property. Set in a peaceful rural setting, the estate comprises two houses plus stables, offering an ideal opportunity for equestrian enthusiasts or those seeking a country lifestyle with guest accommodation potential.

**Main House (89m²)** The main residence is arranged over one floor and presented in excellent condition, having been refurbished by the current owner. It features two spacious double bedrooms, a family bathroom, and a bright open-plan living room with fireplace, air conditioning, and a modern kitchen with central island. A large, covered terrace at the front of the house boasts stunning mountain views, the perfect spot for relaxing or entertaining.

**Stables & Equestrian Facilities** Directly in front of the main house, on the lower terrace, are the well-maintained stables. The property benefits from an OCA license for up to five horses, and a gate at the bottom of the plot provides direct access to the surrounding countryside for riding. There is also a spacious chicken coop adjacent to the stables, which could alternatively serve as additional storage space.

**Second House (52m²)** Completely independent from the main house, with its own entrance, the second dwelling is arranged over two floors. The ground floor comprises a living room, kitchen, and bathroom, while the

upper level is an open loft area with a small toilet room that could be adapted into a bedroom. This property requires a little refurbishment, offering great potential for guest accommodation or rental income. Additional Features • Fully registered property • Entirely fenced plot • Mains electricity and water from a communal well (shared by approx. 60 properties). Why This Property is Special This versatile estate is perfect for a couple who regularly host guests, as it offers independent living space, or for those seeking an investment for holiday rentals or a long-term let. While it does require a modest level of investment, there are no major works needed. Its excellent location and combination of charm, space, and equestrian facilities make it an outstanding opportunity. Viewings are highly recommended to fully appreciate all that this property has to offer. The Listing agent for itself and as agent for the vendor gives notice that: 1. These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. 2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. 3. All statements in these particulars are made without responsibility on the part of Listing agent or the vendor. 4. No statement in these particulars is to be relied upon as a statement or representation of fact. 5. Neither Listing agent nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. 8. No assumption should be made in respect of parts of the property not shown in photographs. 9. Any areas, measurements or distances are only approximate. 10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11. Amounts quoted are exclusive of Tax if applicable.

Covered Terrace  
Private Terrace

Covered Terrace  
Stables

Guest House  
Utility Room