



Cortijo  
8 bedrooms  
2 bathrooms  
🏠 220 m<sup>2</sup>  
🌳 1.45 hectares

**REF: IC 979**

## Cortijo Romero

**Caniles**

**€75,000**

A unique opportunity is presented to acquire a farm with water and a rustic-style house, located in a quiet environment in Caniles, Baza, Granada, the possibility of exchanging for a home, it has a large plot of 14,500 square meters, ideal for those looking for a refuge in nature. The house, which is distributed over two duplex floors, houses a total of 8 bedrooms and 2 bathrooms, making it a perfect option for renting rooms, taking advantage of its tourist potential in an area of great natural beauty.

The house includes two dining rooms with a fireplace, providing a cozy and warm atmosphere, ideal for enjoying moments with family or friends. In addition, it has a new-build garage with capacity for 2 or even 3 cars, and there is the possibility of expanding it, which adds significant value to the property. Although the house requires renovations, its structure and layout offer endless possibilities to personalize the space according to the needs of the future owner. The location is strategic, as it is only 4 km from Caniles and 7 km from Baza, providing easy access to services and amenities.

Outside, the property includes an agricultural warehouse of approximately 220 square meters and a chicken coop, making it an attractive option for those wishing to undertake an agricultural or livestock project. Although the property currently has no electricity or drinking water supply, it does have well water, which is a valuable resource for the maintenance of the property. This property is ideal for those seeking a rural lifestyle, with the possibility of developing a rental business or simply enjoying the tranquility offered by the Andalusian countryside. Property located in Caniles.

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