

country house for sale Montoro, Alto Guadalquivir



This property is now reserved / under offer please see our properties listings for alternative properties for sale a truly stunning off grid recently built eco, low energy low carbon property with a separate annex totaling 430m². Built within its own productive olive grove of 8.5 hectare, located on the border of the natural park of Sierra of Montoro and Cardena and approximately 5 kilometers from the beautiful historic town of Montoro in the province of Cordoba. House running costs are minimal due to the property being off grid. I would estimate annual cost of between €500-€800. This includes diesel cost for the generator, if and when required, local tax for the property etc. The olive grove production varies as does any fruit grown on scale due to rain fall and market value of olive oil at the time of sale. The weight of olives harvested does not necessarily correlate to the volume of oil yield. An historic average harvest would be 20,000 kilo. Oil yield is dependent on time of harvest e.g. Later the harvest higher oil yield but lower quality of oil. Price of oil varies throughout the year so producers track the cost throughout the year and sell their oil when the market price of it is high. An average income €16000 less production cost would yield approximately €10000 pa. The main house is south facing and consists of 4 bedrooms, open plan dining, kitchen and living area with a wood burner, a mezzanine level plus storage area, two bathrooms (ground floor). To the rear of the property there is a walled garden consisting of a large sun canopy and integral seating area that faces the easily maintained 6mtr x 3mtr swimming pool. At the front of the building there is an extensive south facing terrace providing views of the Guadalquivir river and surrounding countryside. There is also a large integral garage for two cars and a large workshop. The property was professionally designed and built in 2014 with all legal documentation provided, using a number of specialist products imported from the UK, e.g. 'Beco wallform'. In 2017 a separate annex was added below the terrace area of the main building consisting of combined living dining area two bedrooms and a bathroom all rooms are central heated with a wood burner in the living room, the annex also has an enclosed garden with access from the living room. Both properties have state of the art independent 3kw solar power systems consisting of two, ten panel fixed arrays and batteries, with each property having a battery monitor installed which shows charging rate and percentage of power within the battery bank. The main building domestic hot water is provided via a roof mounted hot water solar panel, which heats a 300 litre storage tank. The

annex property has a butane gas boiler for central heating and domestic hot water supply. There is also an 8kw diesel generator located in the garage should a back up power supply be needed. Fresh water is supplied via a borehole with water being pumped to a 2000ltr storage tank it is then filtered and treated ensuring fresh water is supplied to both properties. There are also two separate 2000ltr below ground separate septic tanks installed. Reliable WiFi is supplied by a local provider from Montoro. The specialist construction products used provide extremely high insulation, exterior walls 'Beco wallform' Wm2 /0.14, 'warm roof' construction using 2 layers of 50mm 'kingspan' insulation boards and condensation barrier, all internal floors and terrace 1 layer of 50mm 'kingspan' insulation board, windows are double glazed using heat reflective glass, with the main terrace window being triple glazed. Due to the off grid nature and construction materials used the operating cost are extremely low, which can be easily off set by the income from the olives. The olive grove has 1200 well maintained olive trees which are capable of yielding 20,000 kilo of olives(providing an income off setting the property operating cost) currently the trees are maintained by a local farmer this arrangement(fire wood is provided free) can be continued or maintained by the new owners. There are a small number of fruit trees, which are located on the vegetable garden. The boundary of the land is securely fenced and gated. Montoro, boasts typical Spanish bars restaurants and a full range of shops with numerous festivals taking place throughout the year. The town has plenty to offer an outdoor Olympic size swimming pool and indoor pool for the cooler months with numerous rural walks and nature trails. There is also a 24/7 medical center a range of good schools and banks. Frequent local bus service and hourly service to Cordoba. Cordoba is 38 kilometers away home of the great mosque a number of other heritage sites, beautiful restaurants and vibrant nightlife. National bus and train station, frequent train service to Seville, Granada and Malaga central which is approximately a 1 hour train journey.

property details

Spanish state id:	6271214
reference::	z541
close to/ located:	Montoro
region:	Alto Guadalquivir
property type:	country house
rooms:	6
property surface:	430 m2
surface plot:	85000 m2
price:	€ 325.000

contact

real estate agent:	Olvera Properties
name:	Zoe Males
spreek:	not available
telefoon:	not available