

## villa for sale Setenil De Las Bodegas, Sierra De Cádiz



**UNIQUE OPPORTUNITY: RESIDENTIAL PROPERTY & FULLY OPERATIONAL BUSINESS**~Located on the emblematic Calle Cádiz in Setenil de las Bodegas, this property is a true gem. It masterfully combines the traditional architecture of the "Pueblos Blancos" with elegant Andalusian details and the heritage of the town's most established bakery.

~**THE RESIDENCE**~The experience begins in a 46m<sup>2</sup> communal entrance hall (zaguán), boasting exceptional character and taste. The space features polished marble flooring complemented by authentic Sevillian tiling, providing the freshness and vibrant colour so characteristic of the region.

~The main living quarters (approx. 100m<sup>2</sup>) are distributed as follows:~An inviting living-dining room adjacent to a functional family kitchen, perfect for gatherings.~A second lounge, ideal for a more intimate setting, TV room, or reading area.~A full family bathroom.~Two spacious and bright bedrooms with access to a rear terrace offering unrivalled views.~A standout feature is the 120m<sup>2</sup> open-plan basement, offering endless possibilities, which also leads to a second terrace. The sale includes the existing bakery shop currently open to the public.

~**THE BAKERY (OBRADOR)**~A family-run business with over 50 years of successful trading. The 100m<sup>2</sup> premises include a retail counter and staff toilet, coming fully equipped and ready for immediate handover. The bakery connects directly to the residence, allowing for significant cost savings and an ideal work-life balance.

~**Equipment Inventory:**~1 stone-floor 4-deck oven with automatic loader (capacity: 120 x 500g loaves). Multi-fuel: diesel, electric, wood, or pellets.~1 proofer (fermentation chamber) with capacity for 8 racks (racks included).~3 mixers (100kg, 80kg, and 25kg capacities).~1 planetary mixer, 1 refiner, and various worktables.~2 bread slicers and 1 bread grater.~2 cold storage rooms.~Full production line with divider/shaper.~Three diesel tanks (1 x 2,000L and 2 x 1,500L).~Vehicle included: Citroën Berlingo 1.9

D (approx. 100,000 km).~SUMMARY~Given its exceptional location, versatility, and business potential, this property represents a unique opportunity for either a permanent residence or a high-yield tourism investment, fueled by the charm and high demand of Setenil de las Bodegas.~Please note: Half of the real estate management fees are to be added to the purchase price.

## property details

Spanishestate id:	<b>6379715</b>
reference::	<b>14113-MVR</b>
close to/ located:	<b>Setenil De Las Bodegas</b>
region:	<b>Sierra De Cádiz</b>
property type:	<b>villa</b>
rooms:	<b>2</b>
property surface:	<b>145 m2</b>
surface plot:	<b>- m2</b>
price:	<b>€ 430.000</b>

## contact

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