



## Description

Magnificent country estate (finca) for sale, located in a privileged enclave between the Sierra de Grazalema and the Serranía de Ronda. A unique property that combines leisure, agricultural use, and an exceptional investment opportunity with high passive profitability.

**Investment Opportunity (Solar Yield):** The property has a firm proposal for the leasing of part of the land for the installation of solar panels. This contract would provide the owner with an annual return exceeding €40,000, guaranteeing fixed income without the need to work the land.

**The Dwelling:** The estate includes a 120 m<sup>2</sup> farmhouse (cortijo), fully renovated and in magnificent condition. The construction is intelligently divided into 2 independent homes, both furnished and ready to move into.

**Layout per home:** Spacious living-dining room with fireplace, two bedrooms with fitted wardrobes, and a full bathroom. Ideal for family use or for running a rural tourism business.

**The Land and Exteriors:** Surface Area: 24 hectares of fertile land. Crops: Currently dedicated mostly to cereal, the estate also features olive trees, almond trees, and vineyards, making it suitable for any type of plantation.

**Resources:** It has mains water and electricity connected, as well as...











