Country estate set in 9 hectares is situated in the “sherry triangle”

Cadiz, Sanlucar de Barrameda, ID: 110121 | **Sale: 1.890.000€**

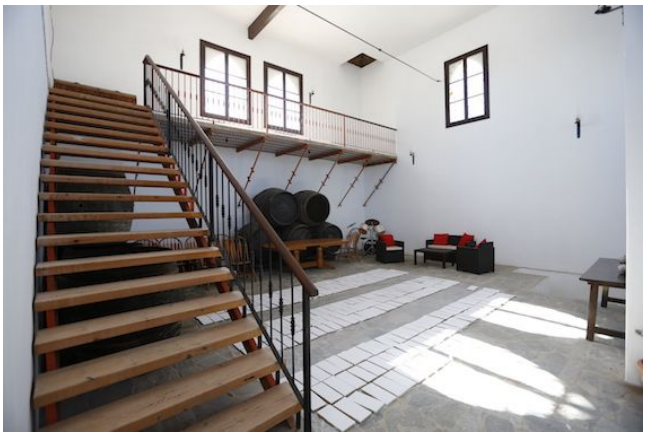








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Description

The 18th century country estate set in 9 hectares is situated in the "sherry triangle" of El Puerto de Santa Maria, Jerez de la Frontera and Sanlucar de Barrameda. The property is accessed by almost 1km of private entrance and has wonderful 360º panoramic views.

Although a country estate it is only 3 minutes from the Las Dunas shopping centre and 10 minutes from the beautiful beaches of Chipiona and El Puerto de Santa Maria. Jerez airport is 25 minutes away, Seville just over 1 hour and Malaga just over 2 hours.

The vineyard grows the Palomino grape on the famous white Albariza soil. Our grapes are consistently ranked at the top of the wine growers in the area and were used in the award winning "Mira La Mar" sherry. As well as the Palomino grape, a half hectare has been put to red grape (Cabernet, Merlot & Tempranillo) to produce a red wine for the house.

The main house (961 sq m (10,344 sq ft) is built around a glassed in large central courtyard with an ancient Aljibe in the middle (Moorish well, but the water is used for the garden only as the house has mains water from the town). The property has 7 bedrooms and 5 bathrooms. Three of the bedrooms are suites and two of those are located in the towers. There is a large country kitchen with wood burning pizza oven and also a smaller kitchen used by the housekeeper. Adjoining the main kitchen is a large dining room used for more formal dining. The main living room is light and airy with wonderful views over the vineyard. For special occasions such as Christmas & celebrations the "Great Hall" (122 sq m/ 1313 sq ft) comes into it's own. This at one time was the bodega where sherry was made and some of the original barrels are still stored there. The previous owners used the roof of the Great Hall for helicopter landing.

The stables have been sympathetically converted to offices but can easily be changed back. There is also a manège for riding next to the stable area.

> *There is a well maintained mature garden with beautiful old olive trees, an orchard and a vegetable garden.*

An impressive swimming pool with beach entry and 3 meters deep for diving.

i.e. mains water and electricity, central heating and air conditioning. Telephone and Wifi. Woodburning stoves in some of the rooms. Currently, a guest house is nearing completion

Features

Property type: Vineyard house
Bedrooms: 7
Full baths: 5
Partial baths: 1
Interior: 961 m²
Exterior: 5 hectáreas
Fireplace
Pool
Furnished kitchen
Built in closet
Terrace