

# “CASA UNO”

LAS PINEDAS, LA CARLOTA, CORDOBA

FOR SALE – 225,000 EUROS Ref. CO157



**4 bedrooms – 5 bathrooms – central patio with solar heated pool**

*A Roman-style villa for the 21<sup>st</sup> century, built around a very private pool, with generous living space, 4 bedrooms and 5 bathrooms, set in a tranquil village square in deepest Andalusia. An enchanting, unusual and exclusive holiday home, with eight years' successful rental business.*

The Romans got it right. A colonnaded courtyard villa, cool in summer and warm in winter, it is the perfect all-seasons setting for life in Andalusia. This former ancient village farm house was completely rebuilt 8 years ago, from the foundations upwards with modern wiring, WIFI, plumbing, and sanitation, full air conditioning to all rooms, automatic emergency lighting, the whole house built around a solar-heated and safety-gated swimming pool.

Located in Andalusia's magic triangle of ancient Moorish cities - Cordoba, Seville and Granada, all easily accessible by motorways, CASA UNO is a house with heritage – dating back to the recolonisation of Spain some 500 years ago. Set in gentle hills on the central square of Las Pinedas, a living village with church, school, a popular bar-

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restaurant and a store open at all hours, 7 days a week, also selling local produce. The market town of La Carlota with a big Mercadona supermarket is 3km away – and Cordoba with its vivid urban life is half an hour's drive.

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From the outside CASA UNO is a traditional Andalusian *cortijo* - a village farmhouse with the wide front door used in the past by people and animals alike.

Nowadays the big door opens to reveal the large fully equipped kitchen and dining area. Through an archway is the living room with a log-burning stove. A staircase leads up to a small library and the master bedroom overlooking the square, with large built-in wardrobe and a bathroom en-suite.



French windows in the kitchen and living room give onto the shaded outdoor eating



area overlooking the pool - and beyond the colonnade a wall bright with purple bougainvillea and climbing roses. Around the pool, the colonnades give access to three more double en-suite bedrooms, each with its own dressing room, also to a fully equipped utility room, a poolside shower-room, a small study and a large lockable

store-room for the owners' personal effects when the house is let.

A covered stairway leads up to the roof garden full of Ali-Baba pots planted with flowers and climbers, with a BBQ, an all-weather ping pong table and an awning over a second outdoor eating and sitting area with views of the sunsets, the tiled rooftops, the olive groves and away to the surrounding hills.



CASA UNO, comfortably sleeping up to 8 people, has been a wonderful holiday home. As a rental villa it has welcomed more than a thousand visitors in the past 8 years.

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experiences together.

couples, families with elderly relatives, small babies and older children – including many repeat visitors. They have arrived from all over the world and have left behind them a sheaf of enchanted testimonials. But it would also work as a permanent family home, to share with friends and family, for quality life

The perfect home for anyone wishing to be far away from the crowded coastal areas of Andalusia and discover the true magic of the historical and fascinating world of inland Andalusia! It would also be ideal as a small tourist or retreat business with an excellent track record.

#### Property Summary:

- House 277m<sup>2</sup> plus gated, pool of 8 x 4m
- Plot 365m<sup>2</sup>
- Stunning colonnaded central courtyard patio
- Beautiful roof terrace with Barbeque
- Air conditioning (hot and cold)
- Wifi throughout the house
- Eco-friendly, with solar hot water and heating of pool, plus wood burner
- Mains electricity, water (drinking) and drainage
- Option to buy part furnished
- Shops and bar/restaurants in the village
- La Carlota, with larger shops and facilities - 5Kms
- Historic Cordoba city, truly enchanting - 25Kms

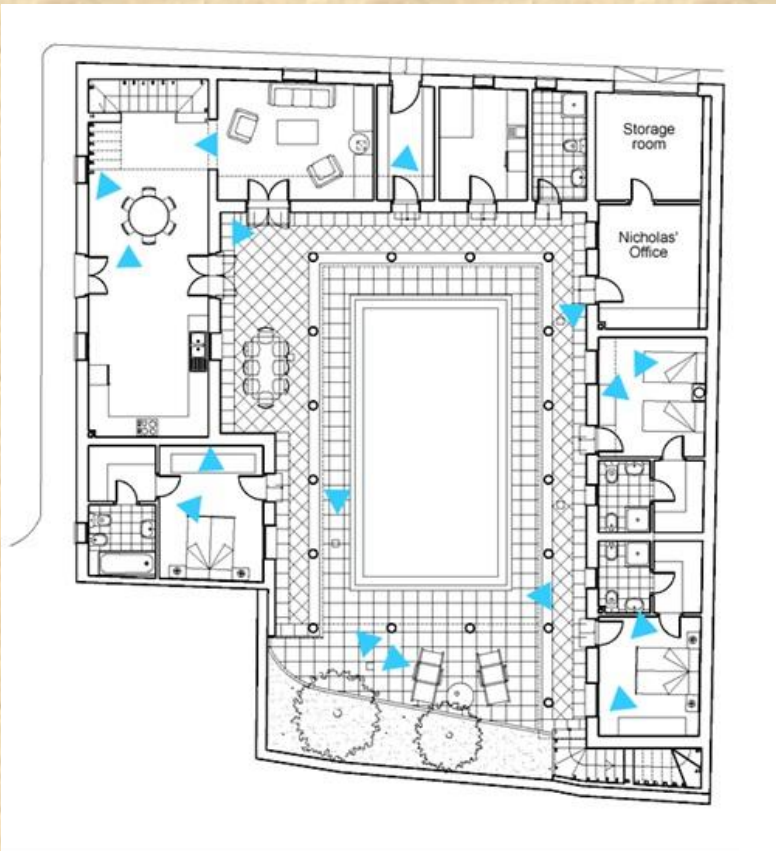


Main square,  
Las Pinedas





## House Plans

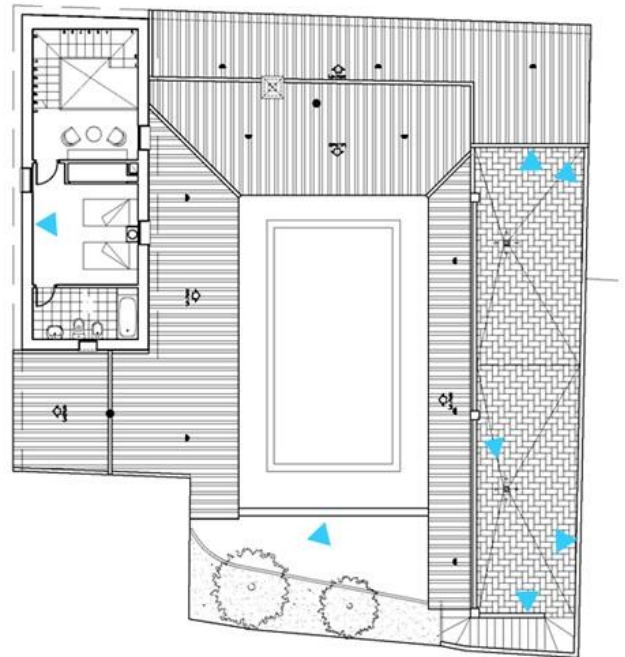


*wall plaque, Casa Uno*

*Ground Floor layout with central courtyard*



*garden detail*



*First Floor layout with roof terrace*