

# Finca with vineyards in Granada

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## *Granada, the Costa Tropical, Andalusia, Spain*

A 50 acre farm with stunning vineyards, situated in a natural setting with views of the Sierra Nevada mountains. It is close to a sizable poplar grove. Nowadays, grape types and almond trees make up the majority of the plantations. Some of the best wine varieties in Granada are produced by the winery, in part because of the wineries and vineyards. Due to its full stone construction, it features two roomy, incredibly cozy farmhouses for relaxation. Huge stone walls keep the inside temperature stable. 40 Hectares of almond trees with basic payment rights under a resolution that was passed by the Junta de Andalucía.

**Price:** 890.000€

+ Additional buying cost

Plot - 50 ha

### **Construction**

Built in 1920, restored in 1974 and since 2002 under constant renovation. . Construction of a 200 m<sup>2</sup> warehouse to store agricultural machinery. There is a project to expand the warehouse up to 1000 m<sup>2</sup>. There are two houses of 120 m<sup>2</sup> each, fully equipped for living, with all kinds of comforts. .. Distributed with a living-dining room, with a large stone fire, three bedrooms, bathroom and kitchen, with hot water, television, ..... etc

New building of approx. 800 m<sup>2</sup> for "Rural Tourism" and under construction, with all projects approved by all competent organizations. By Town Hall, Tourism, Urban Planning, Environment...etc.

And as a private museum there is a wine cellar with 26 jars that most date from the XIX century. The winery is still used, as a private use, due to the flavor that the old clay impregnates in the wine.

### **Plantation**

Vineyards: Currently 2.5 hectares are planted with Tempranillo and Syrah vineyards.

Almond trees: 41 hectares of almond trees in production, Guara variety, 10 fruit trees for personal use.

### **Agriculture machinery**

JOHN DEERE tractor

2 cultivators

1 Mouldboards with 10 arms

1 hydraulic interlocks

1 Automatic atomazidor with capacity for 1000 L

1 Crusher

The farm has an irrigation pond of approx. 6.5 million liters, extracted with a pump from two wells.

The farm has electricity, telephone and drinking water from the urban network. The two plantations have drip irrigation and fertilization, all installed in a booth with an irrigation head and fertilization tanks.

### **Location**

It's an hour from Granada. 400 m from the highway, which can be reached anywhere in Granada, only 10 km from the largest industrial areas of Andalusia, where Mercadona and other commercial centers of the region are located. 75 km to the snowy slopes and only an hour drive to the beaches of Motril and Almería. Nearby there are hotels, restaurants and a supermarket and all urban infrastructure..









