

Manor House

Plaza Séneca, 3 Córdoba



Summary

- **Introduction**
- **Description and location.**
- **Sale process**

Introduction

- This dossier will present the opportunity to buy a stunning manor house located in the centre of Cordoba, closed by the main cultural sites at the very heart of the town, with a great potential to increase its value over the years. Furthermore it will provide details of the process of sale of the property.
- The property is listed as a cultural asset of historical interest of the city Cordoba.
- It belong to part of the family Amián Costí.



Description and location of the property



- The origin of the house dates back to the XVII century. having been classified as a Protected Property of the Historic Site of Córdoba, identified according to the Catalogue of Protected Property of Córdoba as house MV-44, and with land reference 38441/02 as recorded by the management territory of Córdoba of the Dirección General del Catastro (Land registration in Spain)
- The immediate environment of the property is the area of Plaza de Séneca and Plaza de Jerónimo Páez, connected by picturesque streets characteristic of the historic centre of Córdoba, providing the reference home with all the necessary services for its habitability. It is located next to the Plaza de las Tendillas, the nerve centre and geographical of the city of Córdoba. The property is 10 min walk to the Great Mosque and Cathedral of Cordoba.

Description

The property is unoccupied and in need of restoration works.

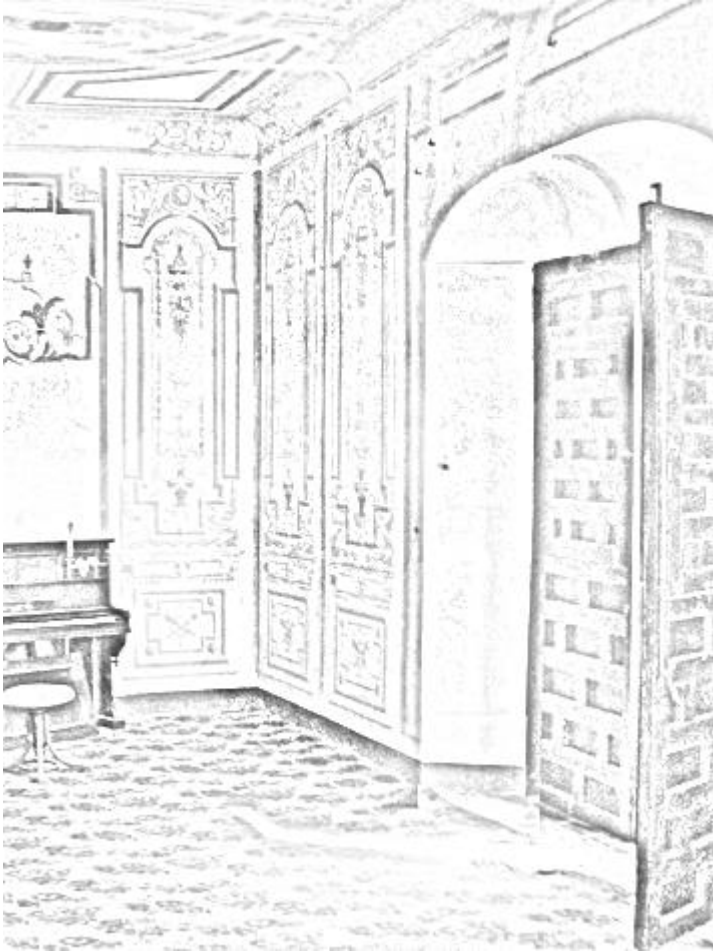
There are **no structural damages**, and the body of the house is in good condition. The state of conservation of the terminations is according to a disused house, needs extended reparation work.

The elements of interest in the home with a special degree of protection are:

- MAIN BUILDING: Structural conservation.
- ANNEXED BUILDINGS AT THE MEZZANINE AND UPPER LEVEL: Typological conservation.
- MAIN COURTYARD AND BACK GARDEN: Listed spaces.
- SIDE PATIO OF THE HOUSE: Free space.

The uses permitted in the building are any of those included in Art.95 of the Consolidated Text of the Special Plan for the Protection of the Historic Site of Córdoba and the Catalogue of Protected Assets of Córdoba: housing, collective residential, commercial, offices, parking , etc

Description



- The house consists of various heights, which are described below:
 - **GROUND FLOOR:** It consists of several rooms. The most important elements are the entrance hall, the central patio with a gallery, the backyard, two bedrooms, two bathrooms, two rooms and the garage.
 - **ENTREPRENEUR FLOOR:** It is an independent area of the house, consisting of two large rooms.
 - **FIRST FLOOR:** It comprises a constructed area with two different areas: the first is accessed from the main stairs and the other located on the previous mezzanine.
 - **SECOND FLOOR:** Located in plan from the upper edge of the side patio, to the south façade. At this height, on the mezzanine area.
 - **ROOF TERRACE.**

Description

The characteristics of the finishes are detailed below:

EXTERIOR CARPENTRY: Painted wood. The balconies facing the exterior façade are made of wood with a protruding metal structure with a grill some 30 cm from the facade line. The second floor balconies that ventilate to the central patio have wrought iron lugs.

GLAZING: Simple.

INTERIOR CARPENTRY: Varnished wood. Metallic protection grill between the entrance hall and the gallery, with automatic opening mechanism.

TELEPHONE: It has a telephone line.

SANITARY FITTINGS AND TAPS: Vitrified white and light blue porcelain, chrome taps.

CEILINGS: **The ceilings of some rooms on the ground and second floors are decorated with frescoes and painting**, and can be rehabilitated and have special value according to observations during the visit.

OTHER INSTALLATIONS: Electrical and plumbing installation typical of a disused house, have not been tested.

Description - Photos.

Surface of the property as follows:

Total Surface : 2,045 sq m.

Planta / Estancia	Superficie (m ²)
SOLAR	746,97
Patio lateral	19,92
Patio trasero	54,28
Zona garaje	32,64
Hueco patio central	32,62
Galería alrededor patio central	95,42
CONSTRUIDA TOTAL	1.297,94
Planta Baja	560,03
Entrepanta	72,00
Planta Primera	595,91
Planta Segunda	70,00
SUPERFICIE TOTAL	2.045

Descripción and location of the property.

The property is located in the historic centre of Córdoba, an area of the town in which semi-detached single-family homes predominate, with two floors above ground.

The immediate surroundings are made up of Plaza de Séneca and Plaza de Jerónimo Páez, near the commercial and financial areas of Las Tendillas , Plaza de la La Corredera, Mezquita Cathedral, and river side area is closed by.

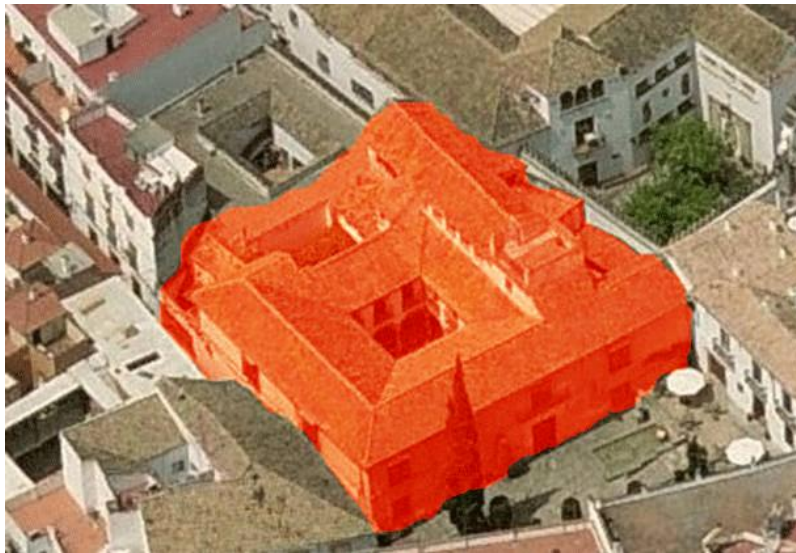


Train station AVE a 20 min.



Mosque and river side.

Plaza de Las Tendillas y Corredera



Description - Photos



Detalle Columnas Patio Principal



Detalle techo pintura al fresco



Salón principal

Description -Photos



Patio interior



Escalera principal

Description - Photos



Detalle Puerta principal



Detalle Puerta entrada patio

Description and photos



Detalle Suelos

Description and photos



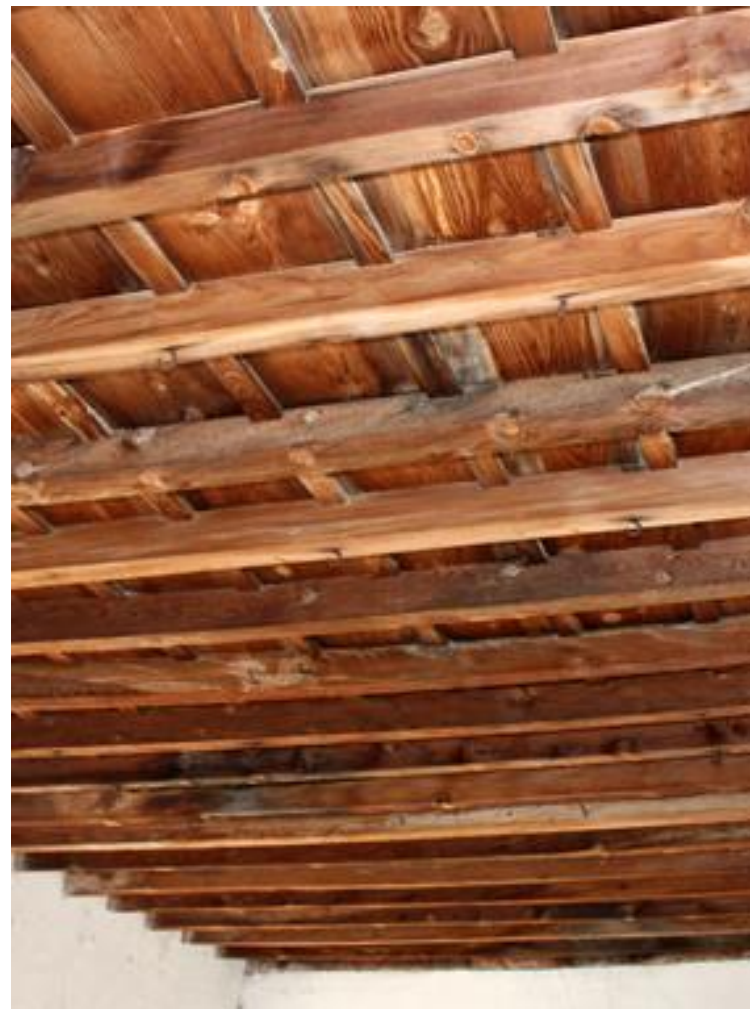
Detalle Galería superior



Description- Photos



Detalle Vista superior



Detalle Techo madera

Description and photos



Detalles Entorno

