

## 7 soveværelse Landsted til salg i Yecla, Murcia

250.000€



A rare opportunity to acquire a versatile countryside property, with its own, reliable source of water! Existing agricultural infrastructure, and excellent potential Ideal for a private rural lifestyle, farming activity, or agrotourism project, all within easy reach of daily amenities

The farmhouse - residential unit

The detached farmhouse consists of 2 units: agricultural and residential

The residential part, structurally sound and ready for immediate occupancy, offers:

- 5 bedrooms
- 2 living rooms, both with fireplaces
- open-plan kitchen
- 1 bathroom
- two separate entrances, allowing easy division into two independent living units
- pool

While the interior would benefit from some updating, the property offers strong foundations and flexible living arrangements

Outside, a south-facing terrace enjoys open private views, complemented by the small pool at the front of the house

Agricultural unit and auxiliary buildings

Attached to the main house is a functional agricultural unit, including:

- 3 garages
- 2 additional rooms with fireplaces
- large upper-floor storage area

Additional exterior features include:

- storage area and barbecue space
- bathroom with an independent outdoor access

The sale includes essential farming machinery, 2 tractors and 1 trailer

The highlight - own water and utilities

The farm benefits from excellent water resources and infrastructure:

- private legal well with extraction rights of up to 24,000 m<sup>3</sup> annually or 90 m<sup>3</sup> per day
- mains irrigation water and established water rights
- large 330 m<sup>3</sup> water deposit, suitable for irrigation storage or conversion into an exquisite private pool
- mains electricity connection

Plot and land

The property sits on a generous 20,600 m<sup>2</sup> plot, mostly fallow and ready for cultivation or development

It includes an olive grove of approximately 60 mature trees, offering immediate agricultural value and future production potential

Location and setting

Situated in a peaceful, traditional Spanish rural environment, the property offers complete tranquillity with clean air and no traffic noise

It is located just 12 minutes from a town providing all essential services

Lifestyle and potential

This property is perfectly suited for:

- agricultural or horticultural projects - vineyard, fruit trees plantation, vegetable cultivation, keeping dogs, horses, goats
- agrotourism or rural guest accommodation (tourist license not granted)
- a self-sufficient or eco-friendly lifestyle
- multi-family living or rental division

Offering space, privacy, and infrastructure, this farm represents a unique chance to develop a sustainable project or simply enjoy life close to

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| 7 soveværelser                                   | 2 badeværelser   | 389m <sup>2</sup> Byg størrelse                    |
| 20.600m <sup>2</sup> Grundstørrelse              | <input checked="" type="checkbox"/> Annex              | <input checked="" type="checkbox"/> parking        |
| <input checked="" type="checkbox"/> Courtyard    | <input checked="" type="checkbox"/> Fireplace          | <input checked="" type="checkbox"/> Furnished      |
| <input checked="" type="checkbox"/> Internet     | <input checked="" type="checkbox"/> Landscaped gardens | <input checked="" type="checkbox"/> Mains Electric |
| <input checked="" type="checkbox"/> Outbuildings | <input checked="" type="checkbox"/> Soak away          | <input checked="" type="checkbox"/> Storage        |
| <input checked="" type="checkbox"/> Telephone    |  |  |