

## 10 Cuarto Casa de Campo en venta en Yecla, Murcia

1.000.000€



A unique opportunity to acquire a fully equipped rural estate with diverse land types, abundant water resources, and agricultural machinery included. The property spans a total of over 94 hectares, distributed as follows: 3666 ha irrigated land (regadío) 511 ha dryland (secano) 5124 ha of mountain (buildable) 2 ha of irrigated olive trees. The land is split into non-adjacent parcels, all within a walking distance from each other, all accessible. The estate features two houses: Detached country house featuring 5 bedrooms, 2 living rooms, kitchen, bathroom, two independent entrances, swimming pool, 3 garages, sizeable storage. This property includes the private well and the large water reservoir. A second house is an end-terrace house to restore completely, 230 m<sup>2</sup> built, 3 bedrooms, storages, patio, garage. It has an access to a shared well. Water rights are a major highlight, including: private well (90 m<sup>3</sup>/day capacity) and a 330 m<sup>3</sup> irrigation reservoir (balsa) 195 shares in the Hoya well (with value of approx €1,100/share) 25 shares in the Cabezuelas well (approx €2,900/share). The sale also includes a full range of farming equipment: Tractors: Barreiros and John Deere 1640 5,000 kg trailer Small and large ploughs Inter-row cultivator, leveller, roller with cart, ridger, Additional tools and equipment. This is an ideal investment for agricultural use, offering infrastructure, machinery, and significant water access in one complete package. All in area with a fertile, mostly flat land, ideal for growing nuts (almonds, walnuts, pistachios), fruits (pears, peaches, apricots, pomegranates, cherries), vine, olives, or vegetables (tomatoes, peppers, melons, watermelons, carrots, artichokes etc), also for keeping animals (dogs, horses, cattle, goats, sheep). There's also huge potential in further development. Most of the parcels included in the sale are buildable! Ask us for a walkthrough video of the properties and the map of the parcels. About the area: Yecla is a charming and historic town of app 35000 inhabitants, located in the region of Murcia. It is renowned for its award-winning wines, historical landmarks, and vibrant local culture. The surrounding natural landscapes of scenic mountains, vineyards and almond groves provide opportunities for outdoor activities, while the town itself offers all necessary services, including hospital, schools, shops, restaurants, and other services. With a friendly local community, lively markets, excellent gastronomy, and easy access to nature, Yecla is an ideal location for those seeking authentic

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| 10+ dormitorios                            | 3 baños            | 619m <sup>2</sup> Tamaño de construcción |
| 930.000m <sup>2</sup> Tamaño de la parcela | Annex              | parking                                  |
| Courtyard                                  | Fireplace          | Furnished                                |
| Internet                                   | Landscaped gardens | Mains Electric                           |
| Outbuildings                               | Soak away          | Storage                                  |
| Telephone                                  |                    |  |