

## 3 chambre Auberge à vendre dans Teulada, Alicante

595.000€



Located in the peaceful and highly sought-after countryside between Moraira and Teulada, this exceptional property offers a rare opportunity to own a large, flat plot of land with existing construction and outstanding potential for further development. Set within a tranquil rural environment, just a short drive from the coast, this estate presents a perfect balance between privacy, natural beauty, and proximity to local amenities.

**Property Overview** Plot Size: 10,918 m<sup>2</sup> (flat and fully usable) Total Built Area: 220 m<sup>2</sup> Current Living Area: 130 m<sup>2</sup> across two floors Additional Built Structure: 82 m<sup>2</sup> water deposit with conversion potential Existing Construction The existing two-level construction is ready for renovation and expansion. The current layout includes:

**Ground Floor:** A fully functional kitchen and bathroom A spacious garage that could be adapted to suit a range of uses. **Upper Floor:** Two bedrooms, filled with natural light and countryside views A large open terrace, ideal for enjoying outdoor living, dining, and relaxation Access to the terrace offers excellent possibilities for indoor/outdoor flow, especially in a future renovation Attached to the main building is a substantial 82 m<sup>2</sup> water deposit, which may be legally converted into additional interior living space, subject to planning permission.

**Infrastructure & Features** The property is connected to the electricity grid It includes its own private water well, ensuring a reliable and autonomous water source (there is possibility to have mains water connection) The flat terrain is easily accessible and ideal for outdoor landscaping, gardens, orchards, or recreational areas The plot size and zoning legally allow for the construction of a private swimming pool, further enhancing the property's appeal and functionality

**Development Possibilities** Included in the photo gallery is a suggested renovation and expansion project, offering a visual reference of the property's potential. With the large plot and existing structures as a starting point, buyers have the flexibility to undertake a complete reform to create a bespoke countryside villa, holiday retreat, or rural estate with modern comforts and rustic charm.

This property is ideal for:

Private buyers seeking space, tranquility, and customization Investors looking for a development opportunity in a

 3 chambres

 1 salle de bains

 220m<sup>2</sup> Taille de construction

 10.918m<sup>2</sup> Taille de la parcelle