



## 2 slaapkamer Landhuis Te koop in Novelda, Alicante

149.000€



A rare opportunity to secure a large rustic estate with a move-in ready home at an exceptional price point. Whether you are looking for a tranquil getaway or a strategic investment to build a luxury villa, this property offers unmatched potential in the Novelda area.

### The Highlights

Massive 10,884m<sup>2</sup> Plot: Fully private, situated in a peaceful corner location.

"Top Condition" Residence: 63m<sup>2</sup> of living space featuring 2 bedrooms, 1 bathroom, and a bright open-plan lounge with a cozy wood burner and kitchenette.

Infrastructure Ready: Fully connected to mains electricity and water.

Outdoor Amenities: Enjoy a traditional balsa-style pool and a mature garden already providing shade and character.

The Porch: A large covered porch in front of the house, perfect for enjoying the Mediterranean climate year-round.

### Development Potential (The "Value-Add")

Unlike many smaller plots, this land is large enough to legally permit the construction of a much larger residence.

Footprint: 200m<sup>2</sup> per floor allowed.

Design: Potential for a basement, ground floor, and top floor

- 2 slaapkamers
- 10.884m<sup>2</sup> Perceelgrootte
- Open plan kitchen
- Mature Garden

- 1 badkamer
- Zwembad
- Pool

- 63m<sup>2</sup> Bouwgrootte
- Fireplace
- Covered terrace



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