

## 10 slaapkamer Landhuis Te koop in 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:

36.66 ha irrigated land (regadío)

5.11 ha dryland (secano)

51.24 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) 19.5 shares in the Hoya well (with value of approx. €1,100/share)

25 shares in the Cabezuels well (approx. €2,000/share)

- |   |   |   |
|---|---|---|
|  10+ slaapkamers                      |  3 badkamers |  619m <sup>2</sup> Bouwgrootte |
|  930.000m <sup>2</sup> Perceelgrootte | <input checked="" type="checkbox"/> Mains Irrigation Water                                      | <input checked="" type="checkbox"/> Storage   |
| <input checked="" type="checkbox"/> Outbuildings  | <input checked="" type="checkbox"/> Annexe  | <input checked="" type="checkbox"/> Barbecue [BBQ]  |
| <input checked="" type="checkbox"/> Water Deposit   | <input checked="" type="checkbox"/> Furnished   | <input checked="" type="checkbox"/> Open Terrace/Patio  |
| <input checked="" type="checkbox"/> Orchard   | <input checked="" type="checkbox"/> Courtyard   | <input checked="" type="checkbox"/> Fireplace   |
| <input checked="" type="checkbox"/> Part furnished  | <input checked="" type="checkbox"/> Soak away   | <input checked="" type="checkbox"/> Landscaped gardens  |
| <input checked="" type="checkbox"/> Mains Electric  | <input checked="" type="checkbox"/> Telephone   | <input checked="" type="checkbox"/> Internet  |
| <input checked="" type="checkbox"/> Great views   |   |   |