





## 4 slaapkamer Landhuis Te koop in Yecla, Murcia

280.000€

Attached country house with authentic rustic spirit, surprisingly spacious on the inside, offering approximately 125 years of history. Solid, thick stone walls and a sound roof provide a reliable structure. Traditional features include exposed wooden beams, stone pillars, and a large fireplace, creating a warm and characterful atmosphere. The property comprises a two-floor living unit, a patio with storage and a water deposit, rooms for animals, and a large garage, offering plenty of potential for various uses. The house is not currently habitable and requires renovation, presenting an opportunity to design and restore a unique countryside home while preserving its original charm. The walls remain structurally sound. The seminal part of the property are its lands: it features over 22 ha of rich agricultural land, divided into several parcels, all within a walking distance from the house. There is 3.5 ha of vineyard in production, the rest is currently fallow. All parcels have irrigation water connection and water rights, ensuring a stable agricultural venture. Ideal for growing olives, almonds, vine, peaches, apricots, cherries, pears, pistachios, vegetable, or for cattle, sheep, or horse pastures. Furthermore, the lands are buildable, offering an interesting development/investment opportunity, and a self-sufficient lifestyle. Located just 10 km, 10 minutes from town, in a peaceful and tranquil countryside setting with open surroundings. Contact us for a commented walkthrough video. We offer more lands in the same area, and also the adjacent country house. Contact us for more info! 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 Spanish lifestyle - just about an hour from the coast and Alicante airport. About us: We have a large portfolio of properties in the Costa Blanca and Costa Calida areas, specialising in country properties, villas, fincas, building plots and design and build options in the Alicante and Murcia regions with a particular emphasis on Yecla, Novelda, Elda

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|---|--|---|
|  4 slaapkamers                        |  1 badkamer |  360m <sup>2</sup> Bouwgrootte |
|  225.350m <sup>2</sup> Perceelgrootte | <input checked="" type="checkbox"/> Mains Irrigation Water                                     | <input checked="" type="checkbox"/> Storage   |
| <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"/> Larder   | <input checked="" type="checkbox"/> Soak away   |
| <input checked="" type="checkbox"/> Garage  | <input checked="" type="checkbox"/> Mains Electric   | <input checked="" type="checkbox"/> Telephone   |
| <input checked="" type="checkbox"/> Internet  | <input checked="" type="checkbox"/> Great views  |   |