













## 4 soverom Herregård til salgs i El Canton, Murcia

149.950€



We are proud to present this 3 Bed Villa set on a large plot with well maintained Olive Grove, located just a few minutes walk from the small village of El Canton and only 5 minutes drive to the larger town of Alguena. The Villa is in a liveable condition throughout and sits on a plot of 6.489 m<sup>2</sup>, around 5,100m<sup>2</sup> is dedicated to the Olive Grove, which has a separate entrance that the local farmer uses to bring his tractor onto the plot, and he looks after the Tree's and this piece of the land, in exchange for the majority of the Olives. The other 1,300m<sup>2</sup> is dedicated to the house, with its own entrance just next to the house. The property is located on a small road with no through access and only three properties, so access in and out of the to drive way is very easy. The Olive Grove consists of 50 Olive Trees, all in production. And we also have a Fig Tree, 3 Almond Trees and a Pomegranate Tree. Of course, you can keep the agreement that these can all be maintained by the local farmer who will take his payment from the harvest and a small amount of Fruit and Olives for yourselves, or you could decide to maintain and harvest them all yourself. The property has 138m<sup>2</sup> of build size, and a renovation has been started on the property and now needs someone to put their heart into making this a beautiful home. As we enter the property, we come into a large open living area, with a solid Marble floor and to the left we have the first double bedroom, which has also been prepared to have an en-suite bathroom fitted. At the back of the living area, to the right we have a large open kitchen and dining area, with a feature Fireplace, equipped with a solid wood counter top, gas hob and oven, an extractor fan, fridge freezer and dishwasher. Coming back through the living area, across the other side and we have a corridor that leads to the other two double bedrooms, both are really really good sized rooms, and between these we have the family bathroom, with double sink unit, shower, bidet, washing machine and w/c. Opposite the bathroom, is a small stairway that leads to the upstairs space. Here we can see that there is an entire new metal roof support, and this large area is currently set up with a further bedroom, and the rest of the space is open plan and has potential for many different uses. This area could become a sports area, with Pool table and darts boards, it could be used as a hobby area, perfect to set up a huge train set or Scalextric, or even a home Observatory, would be fantastic in this area of Murcia, such low level light

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|---|---|--|
|  4 soverom                          |  1 baderom                           |  138m <sup>2</sup> Bygg størrelse |
|  6.489m <sup>2</sup> Tomtestørrelse |  Svømmebasseng                       |  Pool: Optional                   |
|  walking distance to town           |  Fast Internet & Phone               |  Mains Electric                   |
|  Mains Water                        |  Walking Distance - Restaurant / Bar |  Fireplace - log burner           |



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