

## 4 soverom Herregård til salgs i Yecla, Murcia

194.995€



We are delighted to offer for sale this charming country home, set in a peaceful rural location and enjoying stunning open views across the valley. The property is presented in excellent condition and has been thoughtfully modernised by the current owners. Highlights include a bright open-plan living room and kitchen, new LED lighting throughout, four generously sized bedrooms, and a large patio area ideal for outdoor living. The main house currently offers one bathroom; however, the master bedroom adjoins the garage, providing clear potential to create an en-suite by utilising part of the garage space, should a buyer wish. The large garage itself is a versatile feature, benefiting from a small kitchen area and its own private courtyard. All four bedrooms are accessed via a hallway leading from the main living space, offering a good level of privacy and a practical layout. Externally, the property truly excels. There is a swimming pool with surrounding decked area, perfect for relaxing and entertaining, along with a summer house / BBQ house complete with its own bathroom. This building could, in theory, be adapted for use as a small guest house. To the front of the house is a separate outbuilding (in need of reform), which would make an ideal hobby room or studio. The front of the property also benefits from a small plot of land, a good-sized parking area, driveway, and boundary wall. To the rear, accessed via a gate, lies an olive grove with approximately 50 mature olive trees, adding both charm and potential. The property is located in a very quiet and tranquil area, approximately a 10-minute drive from Yecla. There is one nearby neighbour, currently completing a full renovation of their home. Access is good, with a well-maintained track and tarmac road for all but the final 100 metres. Early viewing is highly recommended. Please watch the accompanying video to fully appreciate the layout and setting of this lovely country home.

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|-----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
|  4 soverom                          |  2 bad                  |  120m <sup>2</sup> Bygg størrelse |
|  6.851m <sup>2</sup> Tomtestørrelse |  garden                 |  Barbecue                         |
|  Not furnished                      |  Cess Pit / Septic Tank |  Summer Kitchen                   |
|  Mains Water                        |  Mains Electric         |  fenced plot                      |
|  Fast Internet & Phone              |  Fireplace              |  Utility Room                     |
|  Garage                             |  Pool: Private          |  Storage room                     |
|  Key Ready                          |  Terrace                |  White Goods                      |



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