

## Land til salgs i Noguerones, Jaén

19.000€



An excellent opportunity to acquire a 153m<sup>2</sup> urban plot in the charming village of Los Noguerones. This well-proportioned, square plot offers approximately 10.5 metres of frontage, providing a fantastic foundation for designing and building your dream home in the heart of Andalucía.

The plot is flat and easily accessible, making it ideal for construction, while its elevated position ensures beautiful, far-reaching views across the surrounding countryside, village and mountains. It offers great flexibility for a variety of building designs, whether you are planning a permanent residence, holiday home, or investment property.

Located within the village, the plot benefits from convenient access to local amenities, while still enjoying a peaceful setting. Los Noguerones is a friendly and welcoming community offering essential services including shops, bars, a pharmacy, and a medical centre, making it ideal for everyday living.











For a wider range of amenities, the nearby towns of Martos, Baena, and Alcaudete are all within easy driving distance. The surrounding area is known for its natural beauty, with nearby lakes and countryside offering excellent opportunities for walking, cycling, and enjoying outdoor pursuits.

The village also hosts a weekly market and traditional fiestas throughout the year, providing a true taste of Spanish culture and lifestyle.

In terms of connectivity, the plot is well positioned with good road links to the wider region. Granada Airport is approximately 1 hour away by car, while Málaga Airport can be reached in around 1 hour 45 minutes, offering a wide range of national and international flights. Nearby towns provide bus connections to larger cities, ensuring accessibility while maintaining a peaceful village setting.

This is a fantastic opportunity to secure a ready-to-build urban plot in a desirable location, offering views, convenience, and the chance to create a bespoke home tailored entirely to your vision.

(We reply to every email enquiry so please check your Spam/Junk folder if waiting for a reply)

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|  153m <sup>2</sup> Tomtestørrelse |  Near Transport |  Near amenities |
|  In Town Center                   |  Walk to shops  |  Walk to bars   |
|  Hospital 10 Km                   |  |  |