

## 10 soverom Herregård til salgs i 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)

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|--|--|--|
| 10+ soverom  | 3 bad  | 619m <sup>2</sup> Bygg størrelse                       |
| 930.000m <sup>2</sup> Tomtestørrelse               | <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    |  |  |