

## Land for sale in Cervera del Maestre, Castellón




120,000€









We are delighted to present an exceptional property of 12,000m<sup>2</sup> with 3000m<sup>2</sup> of construction that is ideal renovation. The rustic plot of 12.000m<sup>2</sup> has a large farm building of 3000m<sup>2</sup> which is ideal for conversion into living areas. The property is located a few kilometers from the beautiful historical village of Cervera Del Maestre or San Mateo. Heading towards the coast, a mere 20 minutes from the popular beaches of Peñíscola, Benicarlo and Vinaros. Heading towards the mountains, the property is only 30 minutes from the nature reserves and mountain ranges of Maestrazgo and Dels Port, which host numerous hiking and mountain bike routes. The location of this property really does offer everything.

The property has a vineyard that is in full production, as well as olive and fruit trees. In addition to the main building there are two warehouses of 1,200m<sup>2</sup> each, and between these a house. The farm has water resources through two wells located on the farm, in one of the wells a windmill is installed to extract the water, water storage is also installed with a cistern of 1 million litres. In addition, the farm has a natural gas storage tank. The building of the farm is fully fenced. There is the possibility of electrical connection due to the proximity of the posts (50 meters). The property also has the plans to reform the house.

This really is a magnificent property with immense potential.

-  0 bedrooms
-  12,500m<sup>2</sup> Plot size
-  terrace

-  0 bathrooms
-  close to golf
-  garage

-  3,000m<sup>2</sup> Build size
-  garden
-  parking