

## 2 bedroom Country House for sale in Abanilla, Murcia

97,500€



Property with House and Segregation Potential in Mahoya, Abanilla (Murcia) Located in the hamlet of Mahoya, Abanilla (Murcia), this 19,044 m<sup>2</sup> property combines the peace of a rural setting with excellent development potential. The estate includes a house in need of renovation, currently distributed across two bedrooms, one bathroom, a spacious living room with a fireplace, and two additional rooms that could be adapted to expand the living area or create new spaces as needed. The property is fully equipped with essential utilities: drinking water, irrigation water, electricity, and a septic tank. It borders two asphalted roads, providing easy access from different directions. Another key advantage is its proximity to the village centre — less than one kilometre away — where you'll find all local services and amenities. One of the most attractive aspects of this estate is its segregation potential. The plot can be divided into up to three independent units: A main plot of 14,000 m<sup>2</sup>, where the existing house is located. Two urbanisable plots of 2,522 m<sup>2</sup> each, with access to all utilities. This flexibility makes it ideal both for those seeking a large family estate and for investors looking for a development opportunity in a well-connected rural area. With its location, size, and range of possibilities, this property represents an excellent investment in a peaceful countryside environment with open views and easy access. We have a large portfolio of properties in the Costa Blanca and Costa Calida areas, specialising in country properties, villas, fincas, building plots and design and build options in the Alicante and Murcia regions with a particular emphasis on Elda, Monovar, Pinoso, Sax, Villena, Aspe, Fortuna, Albacete and many more surrounding areas. We have been established since 2004 and have decades of experience between the team which we bring to bear to help you find and secure your new dream home. We help you every step of the way to make sure your purchase in Spain is safe and hassle free. We are not here to sell you a property, we are here to help you realise your dream and find what is right for you. With us you are in the safest hands. Contact us now to have a no obligation chat about how you too can realise your dreams.

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|-------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
|  2 bedrooms                     |  1 bathroom             |  80m <sup>2</sup> Build size |
|  19,044m <sup>2</sup> Plot size |  Mains Irrigation Water |  Open Terrace/Patio          |
|  Septic Tank                    |  Mains Water            |  Mains Electric              |
|  Telephone                      |  Internet               |  Great views                 |



Property marketed by Stratus International Properties

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