

## 2 bedroom Country House for sale in Novelda, Alicante

149,000€



A rare opportunity to secure a large rustic estate with a move-in ready home at an exceptional price point. Whether you are looking for a tranquil getaway or a strategic investment to build a luxury villa, this property offers unmatched potential in the Novelda area.

### The Highlights

Massive 10,884m<sup>2</sup> Plot: Fully private, situated in a peaceful corner location.

"Top Condition" Residence: 63m<sup>2</sup> of living space featuring 2 bedrooms, 1 bathroom, and a bright open-plan lounge with a cozy wood burner and kitchenette.

Infrastructure Ready: Fully connected to mains electricity and water.

Outdoor Amenities: Enjoy a traditional balsa-style pool and a mature garden already providing shade and character.











The Porch: A large covered porch in front of the house, perfect for enjoying the Mediterranean climate year-round.

### Development Potential (The "Value-Add")

Unlike many smaller plots, this land is large enough to legally permit the construction of a much larger residence.

Footprint: 200m<sup>2</sup> per floor allowed.

Design: Potential for a basement, ground floor, and top floor.

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|---|---|---|
|  2 bedrooms                     |  1 bathroom    |  63m <sup>2</sup> Build size |
|  10,884m <sup>2</sup> Plot size |  Swimming Pool |  Fireplace                   |
|  Open plan kitchen              |  Pool          |  Covered terrace             |
|  Mature Garden                  |   |   |



Property marketed by España Dream Properties

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