

## Land for sale in Tarifa, Cádiz

715,000€



Exclusive rustic estate in Tarifa, Cádiz, with 11 hectares of land and just 50 meters from the sea.

A project with great potential, as the estate is located only 4 km from the famous Bolonia Beach and boasts stunning panoramic views of the Mediterranean, the Atlantic, and Africa.

Ideal for the development of equestrian, agricultural, livestock, and sustainable tourism projects, including ecotourism or experiential tourism.

The property features three rehabilitable bunkers, the main one offering 29 m<sup>2</sup> of usable space and a spacious 120 m<sup>2</sup> terrace with open views. In total, the three structures could be renovated, for example, into studios with terraces, all with beautiful sea views and a combined area of 300 square meters.

It is fully equipped for breeding horses, cattle, and other agricultural activities: there are stalls, a rodeo, grain storage, and livestock handling areas.

The property also includes a main barn with excellent height and dimensions, designed for livestock use and featuring a surprising Andalusian farmhouse-style interior.

Current regulations for rustic estates on protected land do not allow new residential constructions, although it is possible to apply for a new license for a dwelling linked to rural operations of up to 75 m<sup>2</sup>.

This is an ideal opportunity to develop an agricultural, livestock, or equestrian project with stables, barns, and a riding arena.

Services:

Mains water can be obtained by connecting to the local water network.

Electricity is provided by solar panel installation.

Wastewater is managed with a certified septic tank.

All set in a privileged natural environment, offering the tranquility of the countryside and proximity to the sea.

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|--|---|---|
|  0 bedrooms        |  0 bathrooms |  110,000m <sup>2</sup> Plot size |
|  Front line beach  |  Sea view    |  Panoramic view                  |
|  Direct sea access |   |   |