

## 10 bedroom Country House for sale in 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)

- |  |   |  |
|--|---|--|
|  10+ bedrooms                    |  3 bathrooms |  619m <sup>2</sup> Build size |
|  930,000m <sup>2</sup> Plot size | <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  |   |  |