

## 4 спальная комната Деревенский Дом продается в El Canton, Murcia

149.950€















We are proud to present this 3 Bed Villa set on a large plot with well maintained Olive Groove, located just a few minutes walk from the small village of El Canton and only 5 minutes drive to the larger town of Alguena.

The Villa is in a liveable condition throughout and sits on a plot of 6.489 m2, around 5,100m2 is dedicated to the Olive Grove, which has a separate entrance that the local farmer uses to bring his tractor onto the plot, and he looks after the Tree's and this piece of the land, in exchange for the majority of the Olives. The other 1,300m2 is dedicated to the house, with its own entrance just next to the house. The property is located on a small road with no through access and only three properties, so access in and out of the to drive way is very easy.

The Olive Grove consists of 50 Olive Trees, all in production. And we also have a Fig Tree, 3 Almond Trees and a Pomegranate Tree.

Of course, you can keep the agreement that these can all be maintained by the local farmer who will take his payment from the harvest and a small amount of Fruit and Olives for yourselves, or you could decide to maintain and harvest them all yourself.

The property has 138m2 of build size, and a renovation has been started on the property and now needs someone to put their heart into making this a beautiful home. As we enter the property, we come into a large open living area, with a solid Marble floor and to the left we have the first double bedroom, which has also been prepared to have an en-suite bathroom fitted. At the back of the living area, to the right we have a large open kitchen and dining area, with a feature Fireplace, equipped with a solid wood counter top, gas hob and oven, an extractor fan, fridge freezer and dishwasher.

- |   |  |   |
|---|--|---|
|  4 спальни                          |  1 ванная                 |  138m <sup>2</sup> Размер сборки |
|  6.489m <sup>2</sup> Размер участка |  Бассейн                  |  Airconditioning                 |
|  Fireplace                          |  Fast internet & phone    |  Mains electric                  |
|  Mains water                        |  Walking Distance To Town |  Pool: Optional                  |