

## 3 sovrum Villa till salu i Monforte del Cid, Alicante

299.900€



Where to begin? So, we have a 3 Bedroomed Finca in a fabulous location in Monforte Del Cid just 20-25 minutes from Alicante city, beaches and Alicante Airport with very good access for transporting horses as one of the main features are the stables and the owner holds a current license for housekeeping. There are 18 stables in total, a main paddock with 12 and then two other areas with four and two stables respectively. As you can see from the photos there is work to be done to bring them back to their former glory.

The property has seen little change since it was built and requires modernising and I would imagine extending but with 600m<sup>2</sup> of land available for building this is not a problem and is reflected in the price.

There is a private swimming pool (approx 8 x 4) complete with pump and filter and a number of outbuildings including a massive garage, a very long carport to the side of the house and sheds at the main paddock where agricultural machinery can be stored.

The land for the horses is plentiful and there is a persimmon (kaki) fruit orchard that yields in the region of 20,000€ minus costs of around 7,500€. The almonds also produce as do the olive trees and there are other fruit trees including figs and apricots. The owners are elderly and the farm is simply too much work for them now and they will probably move into the town although the impressive Jose Ramon has ideas of a smaller parcel of land but his wife may think differently!! There is an option to have a local farmer look after all the land and produce if you don't want to and the income would be shared, however, the yield is such that, over time, it can pay for the purchase of the property.

The property is legal and there is an agricultural water mains connection along with mains electricity. The running costs of the property are minimal and the ibi (rates) for the property and all the land comes to an annual sum of less than 1,250€.

The location is incredibly tranquil and private yet the town is a five-minute drive away and there is a junction for the A21 the Alicante to Madrid Autovia within three minutes. Internet is available up to 50MB

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|----------------------------------|-------------|--------------------------------|
| 3 sovrum                         | 1 badrum    | 128m <sup>2</sup> Bygg storlek |
| 68.336m <sup>2</sup> Tomtstorlek | Simbassäng  | Garage                         |
| Air Conditioning                 | Terrace     | Fireplace                      |
| White goods                      | Carport     | BBQ                            |
| Kitchen                          | Dining Room | Living room                    |
| Washing area                     | Septic tank | Outbuilding                    |
| Orchard                          | Stables     |                                |