





## 7 sovrum Lantställe till salu i Yecla, Murcia

390.000€



Highly adaptable rural property, complete with its own independent water supply. Featuring existing agricultural facilities and excellent development potential. The farmhouse – residential area The detached farmhouse is divided into two sections: agricultural and residential. The residential part is structurally solid and ready to move into, offering: 5 bedrooms 2 living rooms, each with a fireplace open-plan kitchen 1 bathroom two independent entrances, making it easy to split into two separate living spaces swimming pool Although some modernization could enhance the interior, the house provides a strong structure and versatile layout. Outside, a south-facing terrace overlooks open, private surroundings, with a small pool positioned at the front of the home. Agricultural area and additional buildings Connected to the main house is a practical agricultural section, which includes: 3 garages 2 extra rooms with fireplaces spacious upper-level storage area 2 tractors and 1 trailer a storage space with barbecue area a bathroom with independent external access Key feature – private water supply and utilities Private registered well with extraction rights of up to 24,000 m<sup>3</sup> per year or 90 m<sup>3</sup> per day, access to mains irrigation water with established usage rights, large 330 m<sup>3</sup> water deposit for water storage, or potential conversion into an impressive private pool. Mains electric. Land and plot Set on a spacious 113,600 m<sup>2</sup> plot, the land, flat and fertile, is mostly and ready for cultivation. It also features an olive grove with around 60 mature trees. Location and surroundings Located in a tranquil and traditional Spanish countryside setting, the property offers peace and quiet, fresh air, and no traffic disturbance. A nearby town with all essential amenities is just a 12-minute drive away. Lifestyle and possibilities This property is ideal for: farming or horticultural projects – vineyards, orchards, vegetable growing, or keeping animals such as dogs, horses, or goats agrotourism or rural guest accommodation (tourist license not yet obtained) a self-sufficient or environmentally conscious lifestyle multi-family living or rental opportunities With its space, privacy, and existing infrastructure, this property presents a rare opportunity to create a sustainable rural project or simply enjoy a peaceful life in nature without losing easy access to services. For more information, you can view the narrated walkthrough video available on our website. About the area: Yecla is a charming and historic town of approx. 25,000

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|  7 sovrum                          |  2 badrum |  389m <sup>2</sup> Bygg storlek |
|  113.600m <sup>2</sup> Tomtstorlek | <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  |  |  |