



**Property type :** Detached Villa

**Swimming pool :** Yes

**House area :** 378 m<sup>2</sup>

**Location :** Yecla

**Plot area :** 44060 m<sup>2</sup>

**Bedrooms :** 3

**Bathrooms :** 1

Introducing a prime opportunity in Yecla, Murcia, presenting a sprawling country property boasting 44,060 square meters of fertile, irrigated land. This land, cultivated with organic vineyards of exceptional quality, is currently in full production, promising substantial returns on investment. Nestled within this expansive estate is a partially built and fenced area, spanning 378 square meters. Within this space, there exists a residential structure comprising 85 square meters, offering 3 bedrooms, a cozy living room with a fireplace, and a bathroom. While the property exhibits a dated aesthetic, it remains habitable and brims with potential for renovation and modernization to suit individual preferences. Furthermore, the structure encompasses 194 square meters designated for a garage or warehouse, with the flexibility to be repurposed as additional living space. A spacious 70-square-meter porch and a 29-square-meter swimming pool, albeit requiring refurbishment, add to the recreational allure of the property. Additionally, a quaint guest house featuring a kitchen and fireplace presents an ideal space for hosting visitors, albeit requiring renovation to restore its charm and functionality. For enthusiasts of equestrian pursuits, this property offers an exceptional opportunity, with ample space and facilities conducive to housing and caring for horses. Perched upon the land are captivating vistas, providing a picturesque backdrop to daily life on the estate. The flat terrain ensures ease of access and movement throughout the property, while its strategic location ensures convenient connectivity to essential amenities and transportation routes. It's important to note that the property currently lacks connection to the electrical network, presenting an opportunity for off-grid living or the installation of alternative energy solutions. In summary, this property presents a rare chance to own a substantial expanse of land in an agriculturally rich region, coupled with the potential for residential and recreational development. With its fertile land, charming residential structures, and panoramic views, this offering is primed for those seeking a tranquil countryside lifestyle with promising income-generating potential.



