

## Reformed Bodega with 4 Bedrooms, 3 bathrooms and Pool

Ref: BM8649

Price  
€285,000



**Property type :** Country house

**Location :** Torre Del Rico

**Area :** Murcia

**Bedrooms :** 4

**Bathrooms :** 3

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Countryside views

**Parking :** Driveway

**House area :** 300 m<sup>2</sup>

**Plot area :** 600 m<sup>2</sup>

**Airport :** 50

**Beach :** 50

**City :** 10

**Golf :** 25

✓ Summer Kitchen

✓ Mains Water

✓ Fenced Plot

✓ Fast Internet & Phone

✓ Pre-installation for Air Conditioning

✓ Fireplace - Log Burner

✓ Mains Electric

✓ Double Glazing

We are proud to present this stunning reformed bodega, with 300m<sup>2</sup> of living space and over 300m<sup>2</sup> of garden area, set in a private & beautiful location close Torre Del Rico Village, and only 10 minutes drive from the popular town of Pinoso.

The property consists of 4 double bedrooms, the upstairs has the master bedroom with ensuite bathroom and two other bedrooms, having a Jack & Jill bathroom between them. The Fourth bedroom is on the ground floor and can also have an ensuite bathroom fitted.

As we enter into the Bodega's entrance hall, the first thing to strike you is the size and height of the magnificent 45m<sup>2</sup> kitchen, open plane from the entrance hall and is fitted with power skylights and multiple spotlights, and comes complete with its very own wine cellar. Yes!!

From the entrance hall we have the archway to the main living area, this huge space also benefits from a high ceiling with powered skylights, multiple spotlights and also has high set windows, to allow the light in without any glare.

From the living space we have 4 more rooms. Currently in the far corner we have a room which is left open plan, and could be used as an office area, reading area or games room. The option is included to block the room in and fit a door and glass blocks to the front.

Next to this room, we have the fourth bedroom, and then a bathroom designated to the room next door which could be a family bathroom or changed to an ensuite for the fourth bedroom.

The last room is the utility room with all plumbing fitted along with the water heater, and W/C behind.

Originally built and used as a Wine Bodega, this property has been stripped back to the original stone walls and completely rebuilt from the ground up, with concrete and steel beams. Both roofs have been completely rebuilt using steel and concrete, before insulation and new tiles fitted, as well as all new interior walls and steel and concrete floors. Completely new electrics have been fitted throughout the property along with a new fuse box and new cables from the pylon to the house. The property has electric operated skylights throughout, including in all the upstairs bedrooms. Installation for air conditioning are all fitted, and outside we have rebuilt the original stone steps to the upper section of the garden, and the large lower garden area has a brand new 8m x 4m swimming pool, with pump and filter system. The project is scheduled to be completed by the end of April 2025, and is being offered with the finishing designs, wall colours, floor tiles and Kitchen as an option for the new owner to choose. The garden design and Pool tiles can also be chosen before the project is finished.

The completed project is available for 285,000€ fully finished and delivered, and is also available in its current state as a project to finish for 225,000€ and will include the building license changed into the new owners name, all materials and filter system for the Pool, and materials to finish the wall separating the difference in plot heights.

The property has mains electric and water, and a new EU compliant septic tank for waste.

Torre del Rico is a charming small village, with social club and a lovely Café and is located just over the Alicante border and into Murcia, where the property tax here is only 8%.

The large town of Pinoso is only 10 minutes drive, and here you will find three large supermarkets, Banks, Pharmacies, shops and a large range of Cafes, bars and restaurants to choose from, with many being run by expats from across Europe.

Please take a look at our video of the property and contact us for more information, and to arrange a viewing,