



**Property type :** Country house

**Location :** Yecla

**Area :** Murcia

**Bedrooms :** 2

**Bathrooms :** 1

**Year built :** 2000

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Garage

**House area :** 85 m<sup>2</sup>

**Plot area :** 5809 m<sup>2</sup>

**Terraces area :** 27 m<sup>2</sup>

**Airport :** 60 mins

**Beach :** 70 mins

**City :** 15 mins

**Golf :** 60 mins

✓ Fast Internet & Phone

✓ Solar Power

✓ Barbecue

✓ Furnished

✓ Water Deposit

✓ Fenced Plot

✓ Garage

✓ Cess Pit / Septic Tank

✓ Well

✓ Fireplace - Log Burner

✓ White Goods

Located in a beautiful natural setting, this charming rural property between Yecla and Caudete offers a peaceful environment surrounded by vineyards, almond trees, and olive groves. The main house sits on a 2,445 m<sup>2</sup> fenced plot, with an additional 3,364 m<sup>2</sup> of land outside the fence, which includes an olive grove with 20 trees and ample space to plant more fruit trees or create a vegetable garden.

The house, with a total area of 85 m<sup>2</sup>, consists of a cozy living-dining room, a fully functional kitchen, one bathroom, and two bedrooms. At the front, there is a 27 m<sup>2</sup> stone porch, perfect for enjoying the views year-round. This porch can easily be enclosed to expand the living area. Additionally, the property includes a 40 m<sup>2</sup> detached garage, a small building with a barbecue and wood oven, and a private 25 m<sup>2</sup> pool.

The property is completely off-grid, powered by a solar system with 12 panels generating 4,000 kWh per year. Water is supplied from a well, and there is a 15,000-liter water tank. There is the option to connect to agricultural water for approximately €10,000, although connecting to the electricity grid is not possible. The house can be equipped with internet, offering speeds of up to 50 Mbps.

While the structure is solid, the house requires some improvements to reach its full potential. If you're seeking a private, peaceful, and self-sufficient lifestyle, this property offers the perfect opportunity. Just a 15-minute drive from all amenities, this is the ideal place to create your dream home in nature. Contact us for more information or to arrange a viewing.

