













## 2 chambre Villa à vendre dans Abanilla, Murcia

129.000€

House with Pool and Lemon Grove on a 9,012 m<sup>2</sup> Plot Near Abanilla Discover this lovely 100 m<sup>2</sup> country house set in a peaceful 9,012 m<sup>2</sup> estate, nestled close to the Chicamo River and just a short drive from the charming towns of Mahoya and Abanilla. The house features a spacious open-plan living room and kitchen, ideal for family gatherings, as well as two cozy bedrooms and a full bathroom. The layout is designed for comfort and practicality, offering everything you need for a relaxed lifestyle. Outside, the property boasts a large terrace and a front porch, perfect for enjoying your morning coffee or soaking in the panoramic views. The private swimming pool offers a refreshing escape on warm days, and the barbecue area is ideal for hosting outdoor meals. A tool shed provides ample storage space for gardening and maintenance equipment. The property comes with essential services, including electricity, drinking water, and irrigation water, ensuring all the conveniences needed for a comfortable life. The highlight of the estate is its 6,000 m<sup>2</sup> of lemon trees, currently in full production, with an impressive annual yield of 20,000 to 40,000 kg. The efficient irrigation system helps maximize productivity, making this a great opportunity for those interested in farming or simply enjoying the fresh produce. About the Area: Located in a tranquil setting near the Chicamo River, this property offers the perfect blend of rural charm and convenience. The nearby towns of Mahoya and Abanilla provide access to shops, restaurants, and essential services, while the surrounding landscape features stunning natural beauty, with rolling hills and lush greenery. The area is known for its agricultural heritage and is popular with nature lovers and those seeking a peaceful, slower-paced lifestyle. This property is a great choice for anyone looking to enjoy the serenity of country living while staying connected to the local community. We have a large portfolio of properties in the Costa Blanca and Costa Calida areas, specialising in country properties, villas, fincas, building plots and design and build options in the Alicante and Murcia regions with a particular emphasis on Elda, Monovar, Pinoso, Sax, Villena, Aspe, Fortuna, Albacete and many more surrounding areas. We have been established since 2004 and have decades of experience between the team which we bring to bear to help you find and secure your new dream home. We help you every step of the way to make sure your purchase in Spain is safe and hassle free. We are not here to sell you a

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|  2 chambres                                |  1 salle de bains       |  130m <sup>2</sup> Taille de construction |
|  9.012m <sup>2</sup> Taille de la parcelle |  Mains Irrigation Water |  Barbecue [BBQ]                           |
|  Swimming Pool                             |  Mains Water            |  Mains Electric                           |
|  Telephone                                 |  Internet               |  Great views                              |