




















## 4 soverom Herregård til salgs i Yecla, Murcia

575.000€



This enormous estate of 478 m2 is located on a site of just under 3000 m2. It is a 15-minute drive from the sought-after town of Pinoso and 5 minutes from all the good amenities of Yecla town including a range of restaurants, supermarkets, local markets, schools and a local hospital. It used to be an old bodega (winery) and has been completely renovated to a particularly high quality. On the ground floor, the country house has a spacious entrance hall and a beautiful large open-plan living/dining room with vaulted beamed ceilings. The high-quality kitchen breakfast room is fully equipped with granite worktops and a freestanding wood burning Aga and a separate utility room with wine storage. The heating and hot water installation is located in the boiler room. On the ground floor, there is also a large double bedroom with an en suite bathroom and fitted wardrobes, patio doors to the garden and there is a large wardrobe. The huge space off the living room can be accessed from the main house or via a separate entrance and is perfect for entertaining. It has a large fireplace, useful for making family paellas, a wood-burning pizza oven and a bar area. This space is also equipped with air conditioning units. From this room, there is access to the pergola for wonderful outdoor dining. From the living room, a marble staircase leads to the first floor with an open gallery mezzanine. There is a further sitting area and work area, 3 double bedrooms, all with en suite bathrooms and fitted wardrobes. The very private garden is fenced and has electric gates. The summer kitchen with a large fireplace/BBQ is a great space for outdoor cooking. The garden is irrigated fully automatically and is planted with mature trees. There is a lawn, a fruit orchard and a pressed concrete terrace. The pool area is fenced and there is a large free-form pool surrounded by high-quality artificial grass and shaded by the beautiful palm trees. The pool house has a changing room, toilet and shower and a separate room in which all pool equipment is housed. There is also a garage and a separate storage room which can be converted into a guesthouse. The property is in excellent condition throughout and has mains water, electricity, underfloor heating on biomass fuel, a modern high-quality biomass stove in the living/dining room, tilt-and-turn windows with double glazing and a Verisure alarm. There is very good access to the property via a tarmac road. Alicante airport and beaches are a 1 hour drive away. The property is

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|-----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
|  4 soverom                          |  6 bad            |  478m <sup>2</sup> Bygg størrelse |
|  2.695m <sup>2</sup> Tomtestørrelse |  Svømmebasseng    |  Fireplace                        |
|  Central Heating                    |  Air conditioning |  Washing area                     |
|  Septic Tank                        |  Orchard          |  outbuilding                      |
|  BBQ                                |  Dining room      |  Living room                      |
|  Kitchen                            |  Terrace          |  Garage                           |
|  Carport                            |                                                                                                      |                                                                                                                        |



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