













## 4 bedroom Country House for sale in Bocairent, Valencia







295,000€



Embrace the tranquility of this rural lodge for sale in Bocairent, situated in the picturesque Sierra Mariola. This single-story country house spans 227 m<sup>2</sup> on a spacious 6530 m<sup>2</sup> plot. Offering 4 bedrooms and 3 bathrooms, the property features a welcoming fireplace, storage/basement room, and individual heating. Designed for accessibility, the outside access is adapted for people with reduced mobility. Beyond the main residence, discover several stables for horses and a storage room. The interior carpentry is crafted from wood, while the exterior carpentry is aluminium/climalit. Extras include PMR access, water, barbecue, central heating, white goods, pellet cooker, internet, electricity, a store room, and captivating open views of the mountains and rural surroundings. Nestled in the heart of a nature park, this property offers amazing horse riding routes, with 3-4 hours possible without encountering main roads. Additionally, it is situated next to the route of the GR-7 (European Trekking route E4). The property holds licenses for equestrian activities and horse training, barn, stables, and paddocks (for 8-12 horses - needing restoration), as well as a rural hostel license, allowing for a B&B accommodation for up to 12 people. Don't miss the opportunity to own this unique and versatile rural retreat with endless possibilities. 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 property, we are here to help you realise your dream and find what is right for you. With us you are in the safest hands. Contact us now to have a no obligation chat about how you too can realise your dreams.

-  4 bedrooms
-  6,530m<sup>2</sup> Plot size
-  Satellite TV
-  Furnished
-  Utility room
-  Mains Water

-  3 bathrooms
-  Storage
-  Barbecue [BBQ]
-  Septic Tank
-  Part furnished
-  Mains Electric

-  227m<sup>2</sup> Build size
-  Security Grills
-  Central Heating
-  Fireplace
-  Soak away
-  Internet