

## 4 bedroom Country House for sale in Useras, Castellón

185,000€



“Great opportunity” Idea property to set up a BnB for Rural Tourism.


Large farmhouse for sale with a spacious court yard, large parking area and a workshop with wine cellar. The property is totally refurbished and connected to mains electricity. The water supply by a large rain water cistern of 80.000liters. Also, possibility to connect to town hall urban water supply as the line goes in front of the property. Sewerage is connected to outdoor septic tank. The property is situated in the municipality of Les Useres, locality in the north province of Castellon. Located in pure countryside surrounded by Mediterranean landscape.

The main farmhouse built over 220sqm on two floors with spacious outdoor veranda of 50sqm with a barbecue area for outdoor dining. Large courtyard with spacious parking aera of 60sqm with a workshop and underground wine cellar. Also, there is another small house 40sqm located at the end of the plot for total refurbishment project. All these properties are set on rustic plot of 25.000sqm planted with almond and olive trees in production. The land is completely flat, where else facilitates agricultural fieldwork and maintenance.

Description of the main farmhouse: - Ground floor front entrance to main house with a large outdoor veranda. Spacious living and dining room with a chimney. On this same ground floor there is a large bedroom and separate bathroom. Also there is another large open plan area, can be used for more living space or any other usage. Upstairs there are 3 bedrooms and a bathroom. Also, there is large open plan area for more living space. From one of the bedrooms, you have access to massive outdoor terrace with views. The other small house for total refurbishment project located at the end of the plot. The location of the property allows enjoying outdoor activities such as walking and hiking routes, trails, mountain biking, cycling or infinity of outdoor activities. Access to the property from tarmac road. All around perimeter of the main buildings are paved. The farmhouse is in perfect condition for living all year round and ready to move in. All around the perimeter of the property fenced and secured. Located close to amenities

 4 bedrooms

 2 bathrooms

 220m<sup>2</sup> Build size

 25,000m<sup>2</sup> Plot size