

## 4 sovrum Lantställe till salu i Yecla, Murcia

575.000€



This exceptional estate, originally an old bodega, has been meticulously converted into a unique property offering a blend of character and modern comfort. Situated on a 2,965m<sup>2</sup> plot with 478m<sup>2</sup> of living space, the property features four bedrooms and six bathrooms. Located just 15 minutes from Pinoso and 5 minutes from Yecla's amenities, this estate provides both convenience and tranquility. The renovation has been carried out to a particularly high standard, preserving the charm of the original winery while adding contemporary touches. The spacious living area boasts a large fireplace, a wood-burning pizza oven, and a bar area, creating a warm and inviting atmosphere. The home is equipped with air conditioning and underfloor heating powered by biomass fuel, ensuring year-round comfort. The private garden is fully fenced and features electric gates for added security. The garden is automatically irrigated and adorned with mature trees, offering a serene outdoor space. The property includes a pool house with a changing room, toilet, and shower, as well as a garage and a separate storage room, which could be converted into a guesthouse. With mains water and electricity, and excellent access via a tarmac road, this property is in excellent condition throughout. Classified as urban, it offers flexibility for further development. The municipality has confirmed that a permit for a bed and breakfast is possible with some minor adjustments, making this estate an ideal choice for those looking to create a home or business in a beautiful setting. 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.

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|---------------------------------|--------------------|--------------------------------|
| 4 sovrum                        | 6 badrum           | 478m <sup>2</sup> Bygg storlek |
| 2.965m <sup>2</sup> Tomtstorlek | Entrance Hall      | Fenced plot                    |
| Barbecue [BBQ]                  | Air Conditioning   | Open Terrace/Patio             |
| Fireplace                       | Underfloor heating | Utility room                   |
| Electric gates                  | Irrigation system  | Landscaped gardens             |
| Swimming Pool                   | Mains Water        | Mains Electric                 |
| Telephone                       | Internet           |                                |



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