



**Property type :** Villa

**Location :** Yecla

**Bedrooms :** 4

**Bathrooms :** 1

**House area :** 140 m<sup>2</sup>

**Plot area :** 4000 m<sup>2</sup>

- |                    |                          |                          |
|--------------------|--------------------------|--------------------------|
| ✓ Mains Electric   | ✓ Mains Water            | ✓ Central Heating        |
| ✓ Air Conditioning | ✓ Fenced Plot            | ✓ Fireplace - Log Burner |
| ✓ Barbecue         | ✓ Garage                 | ✓ White Goods            |
| ✓ Furnished        | ✓ Cess Pit / Septic Tank |                          |

This spacious 230 m<sup>2</sup> villa offers 140 m<sup>2</sup> of comfortable living space, built with a durable concrete structure and excellent thermal insulation. The property includes:

- A 50 m<sup>2</sup> enclosed garage
- A 32 m<sup>2</sup> swimming pool

Additional areas for a barbecue and storage room

All structures on the property are fully legalized.

The villa sits on a generous 4,000 m<sup>2</sup> plot, with 2,000 m<sup>2</sup> securely fenced. Located just 10 km from Yecla, it provides a peaceful retreat with convenient access to town.

**Inside, the home features:**

- 4 bedrooms
- 1 bathroom
- A cozy living room with a fireplace
- A fully equipped kitchen
- Individual diesel heating system in excellent condition
- Air conditioning
- Terrazzo flooring

Wooden exterior carpentry

The property is sold fully furnished, including all appliances. A barbecue setup and a fully equipped aviary—both in perfect working order—are also included.

The landscaped grounds are home to a variety of fruit trees, including pomegranate, pear, plum, grape, apple, walnut, and peach.

Additional features:

- Connected to the irrigation water network
- Mains electricity supply
- Excellent access via a paved road leading directly to the house