



**Property type :** Country house

**Location :** Yecla

**Area :** Murcia

**Bedrooms :** 12

**Bathrooms :** 12

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Driveway

**House area :** 1740 m<sup>2</sup>

**Plot area :** 108000 m<sup>2</sup>

**Airport :** 50 mins

**Beach :** 50 mins

**City :** 20 mins

**Golf :** 20 mins

✓ Air Conditioning

✓ Fenced Plot

✓ Utility Room

✓ White Goods

✓ Solar Power

✓ Annexe / Guest House

✓ Terrace

✓ Furnished

✓ Equestrian

✓ Fireplace - Log Burner

✓ Solarium

✓ Cess Pit / Septic Tank

Traditional 30 bedroom Farmhouse, Estate  
Country estate ~ Yecla Murcia  
€699,995

an exclusive countryside estate set in a valley with an eye-catching landscape of vineyards, almond and olive farms, tall mountains and woodlands. The estate is set on a 10.8 hectare (108,000m<sup>2</sup>) Private plot with equestrian facilities for 10+ horses.

The property dates back to the early 1900's as one of the largest estates in the area the property is steeped in history, in total there are 30 bedrooms providing room for an amazing business in rural tourism or multi family living. The property is divided into four homes and has many entrances and exits that all lead to an internal courtyard.

One of those properties has been completely refurbished resulting in a 6-bedroom owners' home with all brand-new windows, doors, shaker style kitchen, bathrooms. Tastefully redecorated interior keeping the country style the property is bright and comfortable.

The remaining 3 properties are a blank canvas for you to re-design into something wonderful. Ideal as a casa rural property would be a great investment for a work from home business to complete as you go.

Driving into the estate you can't help but be inspired by the long driveway and mountainous backdrop as the property grows larger with every meter you move. Spring flowers are blossoming in the fields and the sounds of the birds singing in the morning and due on the grass. A wedding venue comes to mind! the property is beautiful in every way, imagine fields of bright purple lavender surrounding a rose covered pavilion (Picture perfect)

Highlights of the property (Understand the layout)

- 4 properties proving 30+ bedrooms and 5/6 units
- Pool, Tennis Courts, Stables x10 , Car Park
- Still has Business use on entire estate
- Closet neighbours 1.5km
- 1740sq.mtrs of property
- 10 Hectares of land
- €1.2 to €1.7 million profit margins
- Fully legal, Escritura correct

Property one (Refurbished owners' home)

The Cottage' (House 1) has been completely renovated and provides comfortable family living: 6 bedrooms, fully fitted shaker style kitchen diner, lounge, bathroom, walk in larder, utility room office/dining room, Wi-Fi, A/C, uPVC windows all independently powered by a 7.2kw solar system.

House 2: is the original estate house with high beamed ceilings, original fireplace, original floor tiles, beautiful balcony with stunning views

House 3: has at some point been split into a 1st floor 2/3 bed apartment with the ground floor having the opportunity to provide the same or, it could be returned to a 4/5 bed house.

House 4: is a 3 storey, enormous property with an amazing staircase, easily converted to provide 2 x 4 bed self-contained apartments with an already self-contained 1/2 bed apartment - space on the ground floor could be converted for yoga/spa/beauty/gym.

With so much space the property can be used for a variety of business such as

- \* A grand family home (current use)
- \* Split to maximize rental & profit income
- \* Luxury spa/yoga retreat/hotel
- \* Care Home
- \* Golf driving range
- \* Wedding venue
- \* Rehabilitation Centre
- \* Equestrian centre / ranch

Equestrian facilities

10 concrete structure stables

Tack room

12,000m<sup>2</sup> grazing grounds (To be fenced) The entire home is fenced in 40,000m<sup>2</sup>

800m<sup>2</sup> Barn with feeders

Arena (Now covered)

To complete the already impressive property there is a large private pool and a full-sized tennis court for personal use or to offer to guests. The grand hall of property 4 has two professional kitchens to be re designed for venue holding whilst the layout would suit perfectly for guests to be housed privately in each property.

While the property represents an excellent investment opportunity, it has remained vacant for an extended period.

The current owners have made a substantial investment in repairing the estate, and while it is structurally sound, there remains significant scope for enhancement to unlock its full potential. With the right eye for detail this could be done by someone who's handy or has building knowledge. the property would be worth over 1.7M once completed.