

Spanish  
Fincas



**Beautiful old bodega  
converted into a unique  
estate with the possibility  
of a B&B or casa rural**

Ref: IZ-091

**Price  
575,000€**



**Property type :** Villa

**Location :** Yecla

**Area :** Murcia

**Bedrooms :** 4

**Bathrooms :** 6

**Swimming pool :** Private

**Garden :** Private

**Orientation :** East

**Views :** Countryside views

**Parking :** Garage

**House area :** 478 m<sup>2</sup>

**Plot area :** 2965 m<sup>2</sup>

- ✓ Mains Electric
- ✓ Air Conditioning
- ✓ Pellet Stove

- ✓ Mains Water
- ✓ Double Glazing
- ✓ Barbecue

- ✓ Underfloor heating
- ✓ Fenced Plot
- ✓ Garage

This enormous estate of 478 m<sup>2</sup> is located on a site of just under 3000 m<sup>2</sup>. It is a 15 minute drive from the sought after town of Pinoso and 5 minutes from all the good amenities of Yecla town including a range of restaurants, supermarkets, local market, schools and a local hospital.

It used to be an old bodega (winery) and has been completely renovated to a particularly high quality. On the ground floor, the country house has a spacious entrance hall and a beautiful large open plan living/dining room with vaulted beamed ceilings. The high quality kitchen breakfast room is fully equipped with granite worktops and a freestanding wood burning Aga and a separate utility room with wine storage. The heating and hot water installation is located in the boiler room. On the ground floor there is also a large double bedroom with en suite bathroom and fitted wardrobes, patio doors to the garden and there is a large wardrobe.

The huge space off the living room can be accessed from the main house or via a separate entrance and is perfect for entertaining. It has a large fireplace, useful for making family paellas, a wood-burning pizza oven and a bar area. This space is also equipped with air conditioning units. From this room there is access to the pergola for wonderful outdoor dining.

From the living room a marble staircase leads to the first floor with an open gallery mezzanine. There is a further sitting area and work area, 3 double bedrooms, all with en suite bathrooms and fitted wardrobes.

The very private garden is fenced and has electric gates. The summer kitchen with a large fireplace/BBQ is a great space for outdoor cooking. The garden is irrigated fully automatically and is planted with mature trees. There is a lawn, a fruit orchard and a pressed concrete terrace. The pool area is fenced and there is a large free-form pool surrounded by high quality artificial grass and shaded by the beautiful palm trees. The pool house has a changing room, toilet and shower and a separate room in which all pool equipment is housed. There is also a garage and a separate storage room which can be converted into a guesthouse.

The property is in excellent condition throughout and has mains water, electricity, underfloor heating on biomass fuel, a modern high-quality biomass stove in the living/dining room, tilt and turn windows with double glazing and a Verisure alarm.

There is very good access to the property via a tarmac road. Alicante airport and beaches are a 1-hour drive away. The property is located in the Yecla wine region (DO) and close to the Jumilla and Alicante wine regions and offers an excellent selection of bodegas to visit, many with highly rated restaurants. Thanks to the new motorways, it is a 1 hour and 15 minute drive to Murcia, the region's capital, and a similar drive to the city of Valencia. The house is also just a 15-minute drive from the high-speed train station in Villena.

This is a beautiful property and would make a great home or bed and breakfast. The property is classified as urban and therefore permits should be relatively easy to obtain. The municipality has now confirmed that a permit for B&B is possible with some minor adjustments. These choices can be further determined by the new owner and the application can then be submitted. A total of 4 to 5 rooms could be made available for rental.