



**Property type :** Townhouse

**Location :** Cañada de la Leña

**Area :** Alicante

**Bedrooms :** 2

**Bathrooms :** 1

**Year built :** 1950

**Swimming pool :** No Pool

**Garden :** Private

**Orientation :** N/A

**Views :** Mountain views

**Parking :** Garage

**House area :** 128 m<sup>2</sup>

**Plot area :** 100 m<sup>2</sup>

**Airport :** 50 mins

**Beach :** 55 mins

**City :** walking

**Golf :** 40 mins

✓ Fast Internet & Phone

✓ Well

✓ Fireplace - Log Burner

✓ Mains Electric

✓ Walking Distance To Town

✓ Garage

✓ Mains Water

✓ Fenced Plot

✓ Mains Sewerage

### Charming Village House with Private Courtyard and Mountain Views – Cañada de la Leña, Abanilla

Built area: 128 m<sup>2</sup> | Private courtyard: 100 m<sup>2</sup> | 2 bedrooms | 1 bathroom | Private garage

We present this cozy village house located in the picturesque rural hamlet of Cañada de la Leña, part of the municipality of Abanilla (Murcia). This is a characterful property, built in 1950, preserving original elements and offering great potential as a permanent residence, countryside retreat, or charming investment.

#### Key features:

- 128 m<sup>2</sup> of built space distributed on a single floor with comfortable and functional rooms
- Spacious 100 m<sup>2</sup> private courtyard, fully enclosed by walls ensuring complete privacy — perfect for relaxing, outdoor dining, or creating a small garden
- Living-dining room with built-in fireplace, ideal for winter evenings, connected to a traditional gas kitchen with rustic charm
- 2 well-sized bedrooms and 1 functional bathroom, all in livable condition
- Roof mostly renovated, ensuring structural integrity
- Traditional water cistern (aljibe) built in 1951 located in the courtyard, an authentic architectural feature of the area
- Private garage, suitable for a small car or motorcycle
- Loft space above the garage, currently without stair access, ideal for storage or potential extra space
- Connected to mains water and electricity supplies
- The house would benefit from minor aesthetic and maintenance updates but is ready to live in as it stands
- All legal documentation is in order and ready for transfer
- Open mountain views from the courtyard that enhance the peaceful and natural setting

#### About the area

Cañada de la Leña is a quiet rural hamlet belonging to the municipality of Abanilla, located in the northeast of the Murcia region, very close to the border with the province of Alicante. It's a peaceful area surrounded by nature and mountain landscapes, ideal for those seeking a slower lifestyle away from the urban hustle.

Abanilla is well known for its historical heritage, local traditions, and hiking and cycling routes. Just a few kilometers away are small villages with essential services, and within approximately 45 minutes by car, you can reach the city of Murcia or the Mediterranean coast. This property represents an excellent opportunity both as a primary residence or a second home.