



4 Bedroom house with Olive Grove on private road, close to Town.

Ref: LS1401

Price
€149,950



Property type : Country house

Location : El Cantón

Area : Murcia

Bedrooms : 4

Bathrooms : 1

Swimming pool : Optional

Garden : Private

Orientation : South

Views : Mountain views

Parking : Driveway

House area : 138 m²

Plot area : 6489 m²

Airport : 40

Beach : 40

City : 5

Golf : 15

✓ Fast Internet & Phone

✓ Walking Distance To Town

✓ Mains Electric

✓ Walking Distance - Restaurant / Bar

✓ Mains Water

✓ Fireplace - Log Burner

We are proud to present this 3 Bed Villa set on a large plot with well maintained Olive Grove, located just a few minutes walk from the small village of El Canton and only 5 minutes drive to the larger town of Alguena.

The Villa is in a liveable condition throughout and sits on a plot of 6.489 m2, around 5,100m2 is dedicated to the Olive Grove, which has a separate entrance that the local farmer uses to bring his tractor onto the plot, and he looks after the Tree's and this piece of the land, in exchange for the majority of the Olives. The other 1,300m2 is dedicated to the house, with its own entrance just next to the house. The property is located on a small road with no through access and only three properties, so access in and out of the to drive way is very easy.

The Olive Grove consists of 50 Olive Trees, all in production. And we also have a Fig Tree, 3 Almond Trees and a Pomegranate Tree.

Of course, you can keep the agreement that these can all be maintained by the local farmer who will take his payment from the harvest and a small amount of Fruit and Olives for yourselves, or you could decide to maintain and harvest them all yourself.

The property has 138m2 of build size, and a renovation has been started on the property and now needs someone to put their heart into making this a beautiful home. As we enter the property, we come into a large open living area, with a solid Marble floor and to the left we have the first double bedroom, which has also been prepared to have an en-suite bathroom fitted. At the back of the living area, to the right we have a large open kitchen and dining area, with a feature Fireplace, equipped with a solid wood counter top, gas hob and oven, an extractor fan, fridge freezer and dishwasher.

Coming back through the living area, across the other side ands we have a corridor that leads to the other two double bedrooms, both are really really good sized rooms, and between these we have the family bathroom, with double sink unit, shower, bidet, washing machine and w/c.

Opposite the bathroom, is a small stairway that leads to the upstairs space.

Here we can see that there is an entire new metal roof support, and this large area is currently set up with a further bedroom, and the rest of the space is open plan and has potential for many different uses. This area could become a sports area, with Pool table and darts boards, it could be used as a hobby area, perfect to set up a huge train set or Scalextric, or even a home Observatory would be fantastic in this area of Murcia, such low level light pollution.

Next to the property there is a storage shed, and a small patio are that runs around the property. There are various plants and Yuca Tree's around this area of the garden.

Standout Features of this property:

Less than 10 minutes walk into the centre of the Village and Restaurant.

Low maintenance plot

Large Room sizes

Mains electric and water

Broadband internet

El Canton is a small village, just over the border from Alicante into Murcia, the Alicante border is on the other side of the road! So the property purchase tax is lower here, 7.5% compared to 10% in Alicante.

The village has a small shop, and a restaurants bar, along with a health centre and hardware shop. The nearest large supermarket is around 5 minutes away, in Alguena, where you will also find a good range of shops and cafes, and the Sunday market in Alguena is always a nice treat. The property is only 10 minutes away from Hondón de los Frailes, very popular with expats from across Europe and has many British and Dutch run Restaurants and Cafes, and also a small British supermarket.

The property is around 40 minutes from Alicante Airport, Alicante city and its beautiful Blue flag beaches.