



**Property type :** Country house

**Location :** Yecla

**Area :** Murcia

**Bedrooms :** 4

**Bathrooms :** 1

**Year built :** 1989

**Swimming pool :** No Pool

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Driveway

**House area :** 163 m<sup>2</sup>

**Plot area :** 1815 m<sup>2</sup>

**Terraces area :** 38 m<sup>2</sup>

**Airport :** 60 mins

**Beach :** 70 mins

**City :** 10 mins

**Golf :** 60 mins

✓ Fast Internet & Phone

✓ Fenced Plot

✓ Terrace

✓ Mains Electric

✓ Barbecue

✓ Not Furnished - By Negotiation

✓ Mains Water

✓ Utility Room

✓ Cess Pit / Septic Tank

Nestled in a picturesque location on the outskirts of Yecla, this charming country house is surrounded by nature and walking trails, offering peaceful rural living just 10 minutes from Yecla's town center. The property sits on a 1,815 m<sup>2</sup> fully fenced plot, partially paved and landscaped with a variety of fruit trees, including olives, lemons, pomegranates, and almonds. It is part of a small cluster of detached homes and enjoys stunning views of the surrounding mountains. The property has a total of 484 m<sup>2</sup> built area, comprising a 163 m<sup>2</sup> main house, a 38 m<sup>2</sup> covered porch, a 28 m<sup>2</sup> BBQ area, and outbuildings totaling 255 m<sup>2</sup>. These additional spaces, currently used for storage and workrooms, offer plenty of potential for other uses, such as workshops, studios, or even a retreat. Additionally, the house features a raised covered terrace on the side. Entering through the covered porch, you are welcomed into a spacious living room. A hallway leads to 4 large bedrooms, 1 bathroom, and a separate kitchen. Behind the kitchen, there is a utility room with a small shower and direct access to the outside. The outbuildings could be transformed into guest apartments or casitas, with the appropriate permits. The property, already connected to electricity and municipal water, falls within a residential zone and could potentially qualify for a Casa Rural tourist license. This home presents a fantastic opportunity for those looking to renovate a property to their own taste and layout. Whether you're interested in creating a Casa Rural or seeking rental possibilities, this house offers endless potential. Yecla is a charming provincial town known for its furniture production and offers a variety of amenities, including excellent restaurants, cozy cafes, schools, museums, a theater, sports facilities, a hospital, and supermarkets. The town hosts various events throughout the year, reflecting its vibrant community life. With so much potential, this property truly needs to be seen to be appreciated. Don't hesitate to book a viewing and discover the possibilities this home offers.