



**Property type :** Country house

**Location :** Elda

**Bedrooms :** 4

**Bathrooms :** 1

**House area :** 316 m<sup>2</sup>

**Plot area :** 16757 m<sup>2</sup>

- |                   |                          |                          |
|-------------------|--------------------------|--------------------------|
| ✓ Mains Electric  | ✓ Mains Water            | ✓ Water Deposit          |
| ✓ Central Heating | ✓ Fireplace - Log Burner | ✓ Barbecue               |
| ✓ Garage          | ✓ Terrace                | ✓ Solarium               |
| ✓ White Goods     | ✓ Furnished              | ✓ Cess Pit / Septic Tank |

Large rustic home in a national park with slate roof.. We are proud to offer for sale this lovely large property in the national park forest, between Elda/Petrer and Castella.

Boasting 4 bedrooms (3 being large doubles), 1 bathroom (large enough to create a family bathroom and an en suite for the master bedroom), 17,000m<sup>2</sup> of national park. The house sits in a protected forest zone in the national park, but you can gain permission to cut down the pines that are on your land, as these are not protected. The house benefits from a slate roof. Furniture included, mains drinking water, mains electricity. 300 year old olives (11). Pine forest. San Juan 30 mins.

Country House in the national park of Xoret de Cati, between Elda and Castalla (Alicante). Located in a protected area that can no longer be built in, popular for cyclists (the Vuelta passes by the front of the house some years), hikers, and people who look to escape to the mountain, surrounded by nature. The property has a total build size of 400m<sup>2</sup> including the outbuildings (which can be rebuilt on the same footprint, to make apartments for guests for example). The house has 140m<sup>2</sup> on the main floor, and also has a basement. Inside are 4 bedrooms, 1 bathroom, a kitchen, lounge-dining room and a hallway. There also a solarium on the roof, and a large covered terrace around the house. There is central heating which runs off wood, but can be changed to oil or diesel, and also a fireplace. Mains water and electricity. The plot size is 17.000m<sup>2</sup>.

Whilst the house does require some updating, the location is superb.

