



**Property type :** Restoration Project

**Location :** Macisvenda

**Area :** Murcia

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** Optional

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Street Parking

**House area :** 165 m<sup>2</sup>

**Plot area :** 125 m<sup>2</sup>

**Airport :** 45

**Beach :** 45

**City :** 2

**Golf :** 20

✓ Fast Internet & Phone

✓ Walking Distance To Town

✓ Mains Sewerage

✓ Mains Electric

✓ Walking Distance - Restaurant / Bar

✓ Mains Water

✓ Annexe / Guest House

We are proud to present this reform opportunity with private garden in a peaceful village.

Located on the edge Macisvenda, a small village just inside the Murcia border and close to the Hondon Valley. In the village you will find a few cafes and restaurants and a small local shop.

The sale consists of two separate buildings, the first property has 125m<sup>2</sup> of floor space, and currently 145m<sup>2</sup> of build area and the second property is directly across the road, and has a plot size of 70m<sup>2</sup> and a small building of around 38m<sup>2</sup>. The area behind has stunning views across the valley.

On the back road we have the main entrance to the property, here we have an entrance room and a sitting room behind with fireplace. The first floor has been removed for safety in this room. From here we have a doorway that leads to the rear part of the property and the stairs to the first floor. The ground floor here has 85m<sup>2</sup> of space, the first floor has 60m<sup>2</sup> of space. The rear part of the property has rooms used as storage, and has a left turn into a 40m<sup>2</sup> garden, with 16m<sup>2</sup> of the garden being a covered area. From this covered area we have another entrance, this time leading into the side road.

Potentially this could be a three or four bedroom property with private garden and separate area for a Pool or Jacuzzi or for a veggie garden/allotment. There is mains electricity and water available for connection to the property, as well as waste.

The property sits just inside the Murcia border, so purchase tax is cheaper here than in Alicante province, and the property sits in an area of great natural beauty, overlooking the lunar type landscape of Fortuna fading into the distance, whilst having views of the Murcian and Alicante mountains from the balcony. The town of Macisvenda has everything you need for daily life, it has a great community with a lovely old Spanish feel.

The nearby Town of Hondón de los Frailes is less than 10 minutes drive, and has a large population of British, Dutch and Belgium residents with many English speaking Bars, Cafes and restaurants to choose from.

Murcia city and the large commercial retail park, along with IKEA are only 30 minutes drive from the Villa.

Alicante Airport is 45 minutes drive, and Murcia Airport is around 50 minutes.

