



**Property type :** Townhouse

**Location :** Yecla

**Area :** Murcia

**Bedrooms :** 4

**Bathrooms :** 2

**Swimming pool :** No Pool

**Garden :** No garden

**Orientation :** East

**Views :** Town views

**Parking :** Garage

**House area :** 200 m<sup>2</sup>

**Airport :** 50 mins

**Beach :** 60 mins

**City :** walking

**Golf :** 60 mins

✓ Fast Internet & Phone

✓ Central Heating

✓ Garage

✓ Terrace

✓ Mains Electric

✓ Walking Distance To Town

✓ Basement

✓ Mains Sewerage

✓ Mains Water

✓ Walking Distance - Restaurant / Bar

✓ Utility Room

In the heart of the historic centre of Yecla on the corner of the park, the theatre, the shopping street, good restaurants and cosy bars, in the pedestrian zone, stands this spacious town house with a living area of 200m<sup>2</sup>. The property is a corner house.

The house has 3 floors, a garage for parking several cars, storage space, a separate entrance through the front door, spacious living room of 30m<sup>2</sup>, a dining kitchen 8m<sup>2</sup>, a patio, 3 spacious bedrooms, 2 bathrooms, a loft as a 4th bedroom/study with roof terrace and views of the theatre, and as a surprise there is a bodega, wine cellar via a staircase under the house.

The property has gas oil central heating and a geyser for providing hot water. There is connection to municipal water and mains electricity, as well as TV and internet connection.

The house is well maintained and in very good condition but needs modernisation here and there.

For those who are looking for a solid, spacious house in a privileged spot in the centre of Yecla with all amenities around the corner, or for those who are looking for a suitable location to start a small B&B in the centre of Yecla and set up the house as a running business, this is the ideal location.

Yecla is known for its friendly people, bodegas, wine route, excellent restaurants, numerous cosy bars, several supermarkets such as. Aldi, Lidl, Mercadona, Consum, good schools, a bus station with good connections to Alicante, Murcia and Valencia, the two weekly markets, a hospital, 2 medical centres, several private clinics, several gyms, large sports complex with indoor swimming pool and an outdoor pool, free Spanish lessons for foreigners, cultural attractions, museums, the sanatorio on the mountain above the town, the beautiful basilica and the nature reserve Unesco heritage El Monte Arabí.

The town with the atmosphere of a village, is located in beautiful surroundings with plenty of nature, mountains, hiking and cycling routes. The community consists of a close-knit club life and has high cultural values.

The area is characterised as rich by, among other things, wine -olive oil production, gastronomy and is famous for furniture making, the annual Feria de Mueble

Yecla is 60 minutes' drive from the golden beaches of the Costa Blanca and 50 minutes from Alicante airport, 45 minutes from the historic city of Murcia and 1.5 hours' drive from Valencia.

Do not hesitate to come and view this beautiful property located in an exceptional location.

We look forward to meeting you.