

## Superb Country house with 4 bedrooms and 20,000m2 Plot

Ref: BM8663

**Price**  
**€160,000**



**Property type :** Country house

**Location :** Ayora

**Area :** Valencia

**Bedrooms :** 4

**Bathrooms :** 1

**Swimming pool :** Optional

**Garden :** Private

**Orientation :** South

**Views :** Countryside views

**Parking :** Driveway

**House area :** 170 m<sup>2</sup>

**Plot area :** 21000 m<sup>2</sup>

**Airport :** 75

**Beach :** 25

**City :** 5

**Golf :** 20

This superb country house is located just a 20 minute walk from the town of Ayora, in the Almendolero area, a beautiful place with beautiful views of our mountains and countryside.

The house has a total of three bedrooms upstairs plus a large separate utility room housing the solar system. Downstairs we have one bathroom, a large lounge area with original open Fireplace, a newly fitted large family Kitchen, a dining room or the 4th Bedroom and a large storage room or workshop, all of which measures around 170 m2, and is in very good condition.

The house comes furnished throughout and includes a Bed, wardrobes, living room and dining room furniture, and the workshop also houses the new water heater, and a 24ft Bestway Swimming Pool with pump, ladder and cover, which has never been used.

The property comes with its own driveway for 3 cars and gated entrance, and the front of the house has a large, covered Terrace, perfect for escaping from the Spanish mid-day sun. This large area can be built in to make even further living accommodation or could be glazed in to make a superb Sunroom to enjoy for the whole year.

To the front of the porch, you have steps down to the private garden area, where there is plenty of space to put up the Pool, or possibly to install a permanent swimming pool and this area has amazing views across the valley below. From here you also have a gate which leads down gently to the next levels, here you have an Olive Grove with 130 Olive Trees in production, along with some Almond and Fig Trees.

This area can be accessed from the road separately to the driveway, so the Farmer can bring his tractor onto the plot to rotavate the soil and remove the olive's yearly. There is some income to be made here from the Olives every year, or you could use a local farmer to maintain the Trees and take the Olives in exchange for some Oil.

The plot is over 20,000m2 and stretches over the hill in front of the property and beyond to the next road, so it is a very peaceful and private area. All around in this area we have Olive, Almonds and Grapes grown on a large scale, so it would be possible to clear an area for your own fruit and veg production if wanted as most things can be grown here easily.

Being a remote property, the owners have fitted a completely self sufficient Solar system 3 years ago that runs the house, and provide an additional 2 solar panels to increase the system if a permanent Pool and filter system where added to the property in the future.

We also have two large water tanks built below the property, with a total capacity of 30,000 litres and these are primarily filled by the rainwater collected, and can also be filled by truck for 140 euros.

Ayora is a municipality in the interior of the province of Valencia, close to the province of Albacete. It has about 5,500 inhabitants, which makes the population the capital of the region.

It has corners of great natural and scenic value, with areas of wide plains that contrast with forests that, like a natural blanket, cover mountains more than a thousand meters above sea level. Natural areas such as La Hunda are an example of this valuable natural heritage of great ecological value, due to its rich flora, fauna and water sources.

The history of Ayora marks its style and heritage and cultural variety, with examples such as the Castle that reached its maximum splendour in the 16th century, cave paintings of the Tortosilla shelter, the Iberian town, the church with its numerous reforms, or La Ruta del Red thread.

Unquestionably, the star product of Ayoran gastronomy is Honey. As Ayora is the largest honey producing center in all of Spain, honey can be tasted in every corner, as well as all its varieties. Another of the star products of our gastronomy is sausage. For years sausages have been made in a traditional way and with the best quality. You can taste the longanizas, blood sausages, and there are two typical specialties of Ayora which are "Guarras" and "Perro".

There is a good Hospital, schools, large Supermarkets, Banks, Restaurants and Cafés and Ayora is only 75 minutes from the beautiful Beaches of Alicante and the Airport.

Please contact us for further information.