



**Property type :** Country house

**Swimming pool :** Optional

**House area :** 696 m<sup>2</sup>

**Location :** Yecla

**Plot area :** 3210000 m<sup>2</sup>

**Bedrooms :** 6

**Bathrooms :** 2

✓ Solar Power

✓ Cess Pit / Septic Tank

#### Mansion with History (1704)

This former fort, dating back to the War of the Spanish Succession, offers 696 m<sup>2</sup> of built area.

The property is powered by 2 large cisterns, with electricity supplied via solar panels and a generator. It is ideally suited for use as a rural house, hostel, or similar project.

The main house includes 6 bedrooms (expandable), a bathroom and toilet, 2 living rooms with fireplaces (also expandable), and a kitchen. Additional facilities include corrals, garages, and an artisanal wine cellar.

There are also 3 rustic cottages (55 m<sup>2</sup>, 91 m<sup>2</sup>, and 170 m<sup>2</sup>) in good condition, each with its own cistern. The estate also includes a 65 m<sup>2</sup> industrial dovecote that can be adapted, 3 habitable caves dating from the 19th-20th centuries, and a shepherd's shelter.

For agricultural use, the property comes with equipment: 2 tractors and 2 trailers.

The estate covers 39 hectares of vineyards, 15 hectares of olive groves, 4 hectares of almond trees, and 25 hectares of dry land. The remainder of the land consists of forest, scrubland, and pasture. It is also an authorized hunting reserve.

The property is situated approximately 12 km from the town of Yecla and 5 km from the main road.