



H2S3388

Villa in Pego

100,000€

RUSTIC LAND WITH 3 BUILDINGS. 13226M² PLOT. 100M² BUILDINGS

NEW BUILD ALLOWANCE 260M² PERMISSION FROM THE TOWN HALL NEEDED

CLOSE TO OLIVA NOVA EQUESTRIAN CENTRE

SUITABLE FOR A SMALL HOLDING, EQUESTRIAN CENTRE, LIVERY, KENNELS ETC

FABULOUS SUNNY LOCATION CLOSE TO TOWN. 10 MINUTES TO BEACHES

IDEAL FOR THE COUNTRY LOVING PERSON

ANNUAL IBI 380€.

OFFERS OVER 100,000€ Country house situated in Pego 1 km to the town. The plot is 13200m² with 3 building on. The main finca with 2 bedrooms, sitting room, kitchen. Shower room. The summer house with toilet facilities, wash basin, windows and previously used as a guest house and a small stable. Paddock and lunge ring.

This property would make a fantastic small holding, either a riding school, livery or other farm animals. The current owners have a licence to keep horses as they have made a shelter in the paddock and there is plenty of natural shelter. Running water and electricity.

The approach to the property is via double opening gates leading to the main house, canopied car port and a turning circle.

The house has a lovely naya at the front ideal for sitting and relaxing in. Door leading into the open plan lounge kitchen.

Lounge has a wood burning stove, window to the front, exposed timber beams and lighting.

Kitchen has a range of base and wall units, window to the side elevation, lighting, free standing cooker with an extractor over, single sink and drainer with a water filter system, breakfast bar, fridge freezer and lighting.

Bedroom 1 is a good size double bedroom with a window to the side elevation, ceiling light and fan, air conditioning and wardrobes.

Bedroom 2 is a single bedroom this has been created by the current owners as this was part of the sitting room with exposed timber beams, window to the side overlooking the orange groves and lighting.

Shower room with a walk in shower cubicle, wash basin, W.C, washing machine, lighting and window.

Store room and water filtration system. This is a room with the boiler for the hot water and this has the controls to turn the water on and off for the paddock.

STABLE this is a small stable for a small horse or a donkey. It has a window to the side.

SUMMER HOUSE

With light and power and a separate trip switch. Window to various aspects of the house, ceiling light and fan and a toilet and washing facilities. This would make a great guest house and potentially an additional income. Or an office is you wish to work from home.

An affordable property with potential to be a great home. With the size of the plot it is possible subject to planning from the town hall to build a bigger house in the grounds along with a stable block to make a really nice equestrian house.

WHATS IN THE LOCAL AREA?

Pego town is 1km away with plenty of restaurants, supermarkets, sports centre, historical town, markets, tennis club, country walking routes, cycling routes, Marjal national park with Font Sala the natural thermal spring.

Oliva Nova Golf club and Oliva Nova Equestrian centre and Oliva Nova football training centre all within a 10 minutes. The BLUE flag beaches are quite spectacular and parts of the beach you will be able to ride horses.