

## country house for sale Arens De Lledó, Matarranya



- Rustic estate of 3.24 ha with 2 independent houses, located just 2 km by road from Arens de Lledó. It offers a privileged natural setting, excellent access, and all the comforts needed to move in or enjoy as a second residence.~ - Layout of the houses:~ - Main house: 2 double bedrooms, living-dining room with integrated kitchen, full bathroom with shower, solarium, and a large rooftop terrace with panoramic views.~ - Guest house: 1 double bedroom, living-kitchen area, and full bathroom with shower, ideal for hosting visitors or using as a rental.~~ - The property has several water tanks with a total capacity of 18,500 L, plus a registered well with a flow of 2,000 L/day.~~ - The estate is in full production of almond and olive trees, maintained with great attention to detail.~ - Attached to the guest house is a large storage building with workshop space.~ - Electricity is supplied through solar panels (new batteries with an approximate lifespan of 12 years) and heating is provided by a fireplace.~ - Outdoor area prepared for cutting and storing firewood for the fireplace.~ - It has excellent road access and unbeatable views of the Ports of Tortosa-Beceite.~ - It is sold fully furnished and decorated, and includes all the tools needed for its maintenance.

### property details

Spanishstate **6339882**  
id:  
reference:: **4INFI2268**  
close to/ located: **Arens De Lledó**  
region: **Matarranya**  
property type: **country house**  
rooms: **3**  
property surface: **257 m2**  
surface plot: **32464 m2**  
price: **€ 450.000**

### contact

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