

## country house for sale Fabara, Bajo Aragón-Caspe



Finca in Fabara with irrigation water, a total land area of 7.000 m<sup>2</sup> (0.70 hectares) and a mas of approximately 56 m<sup>2</sup>. The plot is completely flat and bare, ready for planting any kind of trees and ideal for creating a vegetable garden that can be irrigated with water from the main irrigation canal. The single-story building consists of a spacious living room and two bedrooms. The beams are concrete, and the roof is in good condition. There is a brick fireplace. Currently, the building is not connected to the irrigation water mains and has no electricity, so it should be self-sufficient with the help of solar panels, for example. Outside, there is an outbuilding that could potentially be used as a bathroom. The Algars River borders the property, separated by only a lightly used track. The mas is located just 30 meters from the water, a truly privileged location. There are excellent swimming opportunities along the river and near the property. The property is easily accessible via unpaved roads. The village of Fabara is only 5 km away, the village of Nonaspe 7 km, and the village of Maella 9 km. These villages offer all amenities, including supermarkets, bakeries, butchers, markets, schools, pharmacies, and more. Enjoy the breathtaking views and the surrounding nature. Our office is situated in Maella (Calle Santa Barbara 20), which is surrounded by small villages. Each one of them has their historic centre and their shops, restaurants, bars, events and markets. The larger cities are located at the following distances: Gandesa (34 km), Alcaniz (49 km), Tarragona (112 km), Lleida (114 km), Zaragoza (130 km), Castelló (191 km) and Barcelona (190 km). The roads are in good condition and the two main motorways leading to each city of Spain are 80 kilometres away from Maella. There are also good train and bus connections to and from the larger cities. The airports near Maella are:- Reus (101 km from Maella) - It is possible to fly to Reus from London, Glasgow, Dublin, Cardiff, Frankfurt, Brussel, Amsterdam, Eindhoven and some other cities.- Zaragoza (130 km from Maella) - It is possible to fly to Zaragoza from London, Paris, Brussels (Charleroi), Munich and some other cities.- Barcelona (190 km from Maella) - It is possible to fly to Barcelona from London, Amsterdam, Brussels, Paris and all other major cities from Europe.

### property details

Spanishstate id: **6351823**  
reference:: **1100**

### contact

real estate agent: **Alvarez and Pannekeet**  
name: **Víctor Álvarez**

close to/ located: **Fabara**  
region: **Bajo Aragón-Caspe**  
property type: **country house**  
rooms: **2**  
property surface: **56 m2**  
surface plot: **7000 m2**  
price: **€ 32.000**

spreekt: **Dutch, English, Spanish**  
telefoon: **not available**