

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



Finca in Nonaspe with water and a surface of 15.700 m<sup>2</sup> (1.57 hectares). The finca is located next to the river Matarraña and has a mas of 282 m<sup>2</sup>. The ground floor has an area of 232 m<sup>2</sup> and the first floor an area of 50 m<sup>2</sup>. The ground floor consists of a living room with dining area with an authentic fireplace and a traditional open kitchen. From this room there is access to several rooms, each with its own exit to the outside. Currently, these rooms are used as storage rooms and the actual owners spent time here in summer, because it is pleasantly cool. Very special is the wine cellar that is built against a rock. There are three double bedrooms and a bathroom with a bathtub on the upper floor. From this floor there is access to a large terrace with spectacular views of the finca, the Matarraña river and a large bridge. The house has several reservoirs that collect rainwater. There is also access to irrigation water from an irrigation canal that crosses the property. The land is ready to be planted and can be irrigated by flooding, without the need for a pump. Ideal for creating a vegetable garden and planting all kinds of fruit trees. Next to the mas there are some olive trees. There is a parking space and a terrace with a barbecue and the property is located at the end of the track, so there is lots of privacy. There is good access to the finca via unpaved roads. Very quiet area in the middle of nature and unique because of the proximity of the river, which is directly accessible from the property. The town of Nonaspe is 6 km away and Fabara is about 8 km away. 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**

**contact**

Spanishstate id: **6271137**  
reference:: **1040**  
close to/ located: **Nonaspe**  
region: **Bajo Aragón-Caspe**  
property type: **country house**  
rooms: **3**  
property surface: **282 m2**  
surface plot: **15700 m2**  
price: **€ 79.000**

real estate agent: **Alvarez and Pannekeet**  
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spreekt: **Dutch, English, Spanish**  
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