

## country house for sale Porcariza, Arzúa



^^RUSTIC ESTATE OF MORE THAN 2,500,000 M2 WITH OPTION TO REBUILD EXISTING HOMES OF OVER 600 M2, BETWEEN LORCA AND ÁGUILAS, MURCIA. SEA VIEWS^^~Extraordinary rustic estate located within the municipalities of Lorca and Águilas, in the Region of Murcia, with a surface area exceeding 2,500,000 square metres and spectacular sea views. The property features multiple internal paths to explore its beautiful mountainous landscapes, all with outstanding views of the Mediterranean Sea. It is also an ideal setting for outdoor activities and camping.~Within the estate there are several buildings to be renovated, with a total constructed area of approximately 600 square metres. This is a truly unique property offering multiple development possibilities, both due to its size and configuration, allowing projects related to leisure and nature. The area where the existing homes are located sits on natural terraces that provide distinction and uniqueness to the setting, enhancing its landscape integration and offering wide panoramic views of the surroundings.~The land offers numerous recreational exploitation options, having historically been used for boy scout activities, and is particularly suitable for the installation of a theme or leisure park, adventure circuits, zip lines and other active tourism proposals, always in accordance with current regulations.~Within the estate lies an extraordinary natural enclave, “La Cueva del Agua”, renowned as one of the best caves in the region for routes and exploration. It is currently operational and has potable water supplied from a natural spring with an approximate flow rate of 12 litres per second, significantly increasing the environmental and functional value of the property. With more than 566 metres of development and height differences of up to 32 metres, visitors can admire stalactites and flowstone formations that were formed during periods when water levels dropped, later becoming flooded again and leaving visible marks on these formations. Striking examples of hypogenic, epigenic and mixed formations give this cavity a special charm. Its labyrinthine gallery system contains geological formations of remarkable visual and scientific value. Special mention should be made of various mixed speleothems such as dissolution channels formed under phreatic conditions over sets of aerial stalactites, as well as other formations including cones, floating calcite, moonmilk, crystals, eccentrics and dog-tooth spar.~The estate allows, in accordance with current regulations, the reconstruction of the homes and buildings already existing on the land. Authorised land uses include active nature conservation, outdoor leisure and recreational activities without the creation of new infrastructure, dryland farming in areas already designated for such use, as well as extensive and intensive livestock farming in accordance with Article 148, with the possibility of expanding livestock operations.~Forestry uses are also permitted, including the exploitation and extraction of non-timber secondary forest products. Sanitation, water supply, electricity and

telephone infrastructure are feasible subject to the corresponding environmental impact assessment.~~Regulations also allow for the construction of a detached single-family home linked to the agricultural exploitation, with a minimum plot of 30,000 m2, as well as the implementation of rural accommodation in existing buildings within groups A, B and C.~~This advertisement is not binding and may contain errors. It is provided for information purposes only and is not contractual.~~ML.

## property details

Spanishestate **6349960**  
id:  
reference:: **PR99559814**  
close to/ located: **Porcariza**  
region: **Arzúa**  
property type: **country house**  
rooms: **not available**  
property surface: **600 m2**  
surface plot: **2580000 m2**  
price: **€ 0**

## contact

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