



Reference: **52084**  
 Property type: Chalet  
 Sale/rent: For sale  
 Price: **95.000 €**  
 Condition: Good condition



Town: Caudete  
 Province: Albacete  
 Postal code: 02660  
 Zone: Camino de los Molinos



**Sqm built:** 124      **Living area:** 89      **Plot sq.meters:** 2322

**Bedrooms:** 2      **Bathrooms:** 1      **Antiquity:** 2001

**Outward/Inward:** outward

## Description:

This is a wonderful opportunity to purchase a country home, nestled in the foothills of the Sierra Oliva on the outskirts of the vibrant market town of Caudete.

This country home Villa Gracia is set on a fenced plot of 1,283sqm and is situated in a wonderful area with the most amazing 360o views. The property has a construction area of 89sqm and is block built with a pitched roof and guttering is installed. All of the windows are fitted with good quality double glazing units to include shutters and there are rejas throughout.

There is a terrace area to the front of the property and this leads to the open plan lounge-diner with American style kitchen. The kitchen is fitted with a range of base and wall units, with space for fridge/freezer, the hot water boiler is also located in the kitchen. In the lounge you have an open fireplace. Perfect for snuggling up in the cooler, winter months.

There are two good size double bedrooms and these are serviced by a family bathroom.

Externally there are block built store-rooms of 35sqs, providing essential storage space for all the gardening equipment. There is also an above ground pool to ensure you are able to cool off in the hot summer months. The land is planted to olive trees and there are some shrubs too. There is plenty of space to include fruit trees, grow vegetables and have chickens if you would like to do this.

There is a separate unfenced plot of 1,039sqm primarily planted to olive trees. The olive trees are in production so you will be able to generate your own olive oil for your own consumption or gifts.

This property really does offer everything you need to start the next chapter of your life, here in Caudete.

Caudete is a traditional tranquil Spanish market town located in inland Spain. Whilst the pace of life is slow, there is everything you need in the town for day to day living, including shops, banks, bars, restaurants, post office, supermarkets, dentists and 24 hour medical centre. There are also indoor and outdoor swimming pools with sports centres with a variety of activities and classes on offer. On Friday mornings the town comes alive with a street market selling everything from vegetables, plants, kitchen-ware, snails, clothes and even the odd stall selling furniture. After buying all you need, there is nothing nicer than sitting down at one of the many bars to have a drink and a few tapas.

The main source of industry is agriculture and there is an abundance of olive and almond trees along with grapevines, all taken to the two bodegas in the town for processing. On the days you want to go further afield, the town has a fantastic motorway infrastructure providing ease to drive to Alicante, Valencia, Murcia and Albacete, Alicante airport and beach are just 45 minutes drive, Valencia airport and beaches are just 75 minutes drive. Alternatively you can drive to the neighbouring town of Villena which has two train stations, including the high speed train allowing you to get to Madrid in just over 2 hours.

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