



Reference: **52107**  
 Property type: Chalet  
 Sale/rent: For sale  
 Price: **119.990 €**  
 Condition: Good condition



Town: Caudete  
 Province: Albacete  
 Postal code: 02660  
 Zone: Carretera Yecla



Sqm built: 94

Living area: 85

Air conditioner: cold/hot

Plot sq.meters: 2051

Garages: 1

Bedrooms: 2

Bathrooms: 1

Antiquity: 1978

## Description:

This is a wonderful country home and an excellent opportunity to purchase a property that is located just a short distance from Caudete and all the amenities on offer. This property is priced to sell and ready to move into, you do not need to do a thing. The current owners have maintained the property perfectly.

The partially fenced plot is 2,051 sqm and is planted with numerous olive trees and shrubs. There are clearly defined areas around the house, where there is plenty of space to create a stunning Mediterranean garden, leading to another area where you can grow fruit and vegetables. This leads to an additional area ripe for development.

With a build size of 94sqm, you have a lovely terrace area from which to enjoy the garden and views. From the terrace you enter the property into a good size lounge diner with open fire to one end and window over-looking the front terrace. There is an American style fitted kitchen fitted with a range of base and wall units.

From the lounge-diner, there is an inner hallway from which you reach the two bedrooms and family bathroom.

Within the garden you have a great pergola, perfect for shade whilst having a drink and enjoying the garden. There is also a store-room plus a garage. The store room backs onto the kitchen area so you could extend into this area if you required a larger kitchen. The garage is to the side of this, again allowing you to extend into here to increase the living accommodation if required.

The property has double glazing with shutters throughout, air conditioning is installed. and mains services are connected to the property. Internet would not be a problem here.

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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