



**Email:** [contact@losduendesproperties.com](mailto:contact@losduendesproperties.com)

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for sale

Country House For Sale

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Price: €108,000

Bedrooms: 2

Bathrooms: 1

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Ginestar,Tarragona,43748

Refnr. Gin16bec 108.000 euro.

Really lovely finca of 1.4 hectares (3.5 acres) with stunning views and with a house of 100 sqm registered as vivienda (house for living) with "Cedula de habitabilidad".

The house consists of 2 double bedrooms, bathroom, living/dining and kitchen 'L' shaped, wood burner, utility room, the cooker and water heater are on bottled gas with all other appliances covered by the solar power.

At the front of the house there is a covered terrace/patio with access to a roof terrace that has stunning views of the mountains and surrounding area. Steps lead down to a gravel area and raised decking with 10x5m fabricated swimming pool.

There is also a carport at the back of the house. This could be converted into an extra bedroom.

Electricity is by solar and this is a 24v solar system installed about just a year ago. The system consisting of 9kva diesel generator and batteries housed in a 20m double brick built shed. There is also a small back-up solar system.

Attached to the side of the house there is a secure storage for gas bottles and water heater. The house will be sold partly furnished.

Water is connected to the land from the local system of irrigation. Water for the house comes from a cisterna storing 14,000 ltrs of rain water although you could connect to the irrigation water system no problem.

There is an alarm system in place and security railings on all doors and windows and all the windows are double glazed windows.

The land of 1.4 hectares and have sloping terraces, grassed and planted with olives, almonds and some

cherry, peach and apricot trees.

The finca lays on walking distance to the village.

Really needs to be viewed!

