



## **Villa Angelita. Beautifully restored with separate cottage, caravan and river access**

**Mora la Nova - € 375,000 Reference: CRP 866**



This is one of the best properties you will find on the river Ebro. A short walk from the town of Mora la Nova, the property has 19,000 m<sup>2</sup> of quality fertile flat land and over 50 metres of river frontage.

The Ebro is one of the best places for catfish and carp fishing.

Beautifully restored and modernised to a very high standard with high quality fittings throughout.

The main villa has a large fully fitted kitchen with modern appliances and a separate seating area.

Doors from the kitchen lead out into a covered terrace with BBQ.

Spacious lounge with stairs to second floor. Down stairs shower room with toilet and wash basin.

Study with wood burner.

Second floor comprises of three double bedrooms, master bedroom has en suite and its own large sun terrace with views over to the river and gardens.

Second bedroom has a small balcony again with views out over gardens.

Family bathroom with bath ,toilet and washbasin. All rooms benefit from electric central heating and air conditioning apart from the study in the main house.

From the covered terrace you have access to an extensive patio area which leads down to the pool and Jacuzzi.

The separate cottage has been restored with the same attention to detail as the main villa. This has air conditioning in the lounge.

A high quality fully fitted kitchen with appliances, large lounge, and bedroom with en suite bathroom . The original old beams on the ceiling have been kept to add character to the property.

Outside the cottage comes with its own small patio area.

A two berth caravan is also included in the sale. This has its own patio and to the side is a large grass area. There is a secure storage area with two workshops.

The gardens are beautifully tended and have a variety of mature shrubs and flowers.

A well stocked vegetable plot and lots of different types of fruit trees are to be found away from the house with chickens and ducks too.

At the bottom of the property is a large grassed area which leads to the river and your own private fishing area.

The property has mains electricity and its own private well. The water has been tested and passed fit to drink.

Very good access and with good road and rail links too. Nearest beaches are 25 minutes away at Miami Playa.

The property has all the correct papers.

The property must be seen to fully appreciate its location and quality.

#### **Features :-**

**Bedroom(s)** 6      **Bathrooms** 5

**Build size m2** 194 **Land - hectares** 1.900