



## **Traditional country home with panoramic views**

**Benifallet - € 152,000 Reference: CRP 881**



Beautifully presented traditional style country property in an elevated position with extended views over the mountains and the river.

Peaceful but not remote, the property is only a few minutes drive from the local village of Benifallet located on the river Ebro. With good access.

This offers various restaurants, bars, cafes, primary school, two super markets, municipal swimming pool and a hotel.

Traditionally built country house offering a large kitchen, wetroom/ bathroom and a double bedroom on the ground floor. A door from hall the leads out onto a seating area which has fabulous views, another door from the kitchen leads into an enclosed courtyard with a plunge pool, corner fireplace and built-in BBQ. This is a perfect sun trap and great for sunbathing.

To the rear of the property the original garage has been turned into a relaxing chill-out area with views to the hills and mountains.

First floor has a cosy sitting room with a large wood burning stove, a built in sofa that can be used as a bed to sleep one person, plenty of windows that offer excellent views over the countryside.

The main double bedroom located off the sitting room is also well lit and has plenty of storage space

for clothes.

The property is located in a rural area with 29.332m<sup>2</sup> of land. No chemicals have been used on the property. The land is terraced.

There are olive, almond and carob trees. The land is not farmed at present but could be brought back into production if desired.

There are lots of attractions in the area including the Via Verde greenway, Ebro river ( fishing, canoeing, boat trips) Els Ports natural park, Caves at Benifallet plus lots of small villages to explore.

Beaches on the Costa Dorada and the Ebro delta.

Electricity is by an off grid 24 volt solar system and water is stored in a 10,000 litre cisterna.

Internet and phone can be connected.

An amazing property in a fabulous location overlooking the river and mountains.

Needs to be viewed!

**Features :-**

**Bedroom(s)** 2      **Bathrooms** 1

**Build size m<sup>2</sup>** 120 **Land - hectares** 2.900