



Secluded and private country house with pool

L'Ampolla - € 280,000 Reference: CRP 885



Located among the olive groves less than 10 minutes from the seaside town of l´Ampolla and beaches, this secluded property has 11.984 m² of mainly flat land planted with olives with a garden area and fruit trees, a kidney shaped pool and terrace area. Attractive and spacious 4-bedroom 3 bathroom property. Situated over 2 floors with good natural light and ventilation. Solar electricity, water from Cisterna and with good access.

L´Ampolla 8 minutes with rail link to Barcelona and 5 minutes to beaches, Ebro delta: 10 minutes; Tortosa: 20 minutes; Port Aventura-Ferrari World: 35 minutes; Reus airport: 40 minutes; Barcelona airport: 90 minutes.

Flat plot of 11.984 m² ,gated and with the area around the house walled and fenced , completely private. To the side of the property is a childrens play area and a fruit garden which is irrigated. Kidney shaped pool and terrace area with outdoor shower. Barbecue area. Automated solar system with emergency back up lighting. Water from 20,000 litre cisterna. Hot water from two solar water heaters. Internet connected. Oil fired central heating in all rooms which can be zoned for your comfort. Two storey property with a total constructed area of 340m².

The large covered terrace leads to a comfortable living room, ideal for entertaining. The fully equipped modern kitchen/diner leads to a double bedroom and a family bath room. Also from here

there is access into the garage/workshop. This section of the property could be turned into a self contained annex if required .French doors from the kitchen and living room lead out onto the terrace area. Staircase from the living room leads to the three double bedrooms upstairs. Two ensuite bedrooms (master bedroom with shower and separate bath) second ensuite with shower. Two of the bedrooms have access out onto the large roof terrace giving excellent views out over the sea,delta and to the hills behind.This can be accessed from a staircase at the side of the property also.

Registered as a dwelling at the Registro de la Propiedad Land Registry and the Catastro tax register. Cédula de habitabilidad (habitation certificate) and energy efficiency certificate.

Excellent potential, very conveniently located and within easy reach of the N340 road and the AP7 toll motorway. Contact us for more details or to arrange a viewing

Features :-

Bedroom(s) 4 **Bathrooms** 3

Build size m2 196 **Land - hectares** 1.200