

## Large plot with an incomplete build

Ref: ASP036

**Price**  
**€35,000**



**Property type :** Land

**Location :** Macisvenda

**Area :** Murcia

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :**

**Garden :** Private

**Orientation :** East

**Views :** Mountain views

**Parking :** Driveway

**House area :** 130 m<sup>2</sup>

**Plot area :** 18500 m<sup>2</sup>

**Airport :** 45

**Beach :** 50

**City :** 5

**Golf :** 30

We are pleased to present this large plot with an incomplete building, in the most beautiful location, just a few minutes' drive from the town of Macisvenda.

The plot is 18,500m<sup>2</sup> and was originally used for Almond production, and is separated into three areas.

The central section is mainly flat land in 5 sections totalling 8.136m<sup>2</sup>, with the largest section having a part built property there.

The sections either side are on a slope with rocky terrain, and make up the other 10,000m<sup>2</sup>.

The plot is reached from an asphalt road coming halfway up from the town, which turns into a track for the remaining distance.

The track is in good condition, you do not need a 4x4 vehicle to reach the plot, but it would be better to have this kind of vehicle if you were living here permanently.

There are two buildings on this plot, they were built around 15 years ago and the first was half completed and it had been planned to be a 3 bedroom 2 bathroom house with porch, with a total footprint of 130m<sup>2</sup>. Alongside this there is a completed garage building, with a footprint of 45m<sup>2</sup>.

Both these buildings were constructed without planning permission, although the local Town Hall has not issued any infractions against the buildings.

You will need an Architect to make a project with the same footprint for both buildings and present this to the town hall, and may need changes to the buildings to comply with local planning laws. This will be required to legally finish these buildings.

The plot sits just inside the Murcia border, so purchase tax is 8% here compared to Alicante with 10% tax, and the plot sits in an area of great natural beauty, overlooking the lunar type landscape of Fortuna fading into the distance, whilst having views of the Murcian and Alicante mountains around the plot.

The town of Macisvenda has everything you need for daily life, it has a great community with a lovely old Spanish feel.

The nearby Town of Hondón de los Frailes is less than 10 minutes drive, and has a large population of British, Dutch and Belgium residents with many English speaking Bars, Cafes and restaurants to choose from.

Murcia city and the large commercial retail park, along with IKEA are only 30 minutes drive from the Villa.

Alicante Airport is 45 minutes drive, and Murcia Airport is around 50 minutes.