

## Modern 2 Bed 2 Bath Villa

Ref: CM2601

**Price**  
**€274,500**



**Property type :** Villa

**Location :** Yecla

**Area :** Murcia

**Bedrooms :** 2

**Bathrooms :** 2

**Swimming pool :** Optional

**Garden :** Private

**Orientation :** N/A

**Views :** Mountain views

**Parking :** Driveway

**House area :** 170 m<sup>2</sup>

**Plot area :** 5000 m<sup>2</sup>

**Terraces area :** 40 m<sup>2</sup>

**Airport :** 60 mins

**Beach :** 60 mins

**City :** 5 mins

**Golf :** 50 mins

✓ Fast Internet & Phone

✓ Underfloor heating

✓ Terrace

✓ Mains Electric

✓ Oil Central Heating

✓ Cess Pit / Septic Tank

✓ Mains Water

✓ Fireplace - Log Burner

New house of 170m<sup>2</sup>. 35m<sup>2</sup> living room. 2 very large bedrooms, two bathrooms, one with a Jacuzzi, walk-in closets, oil heating with underfloor heating, plus another living room with a wood stove, automatic armoured shutters, climatic windows, 40m<sup>2</sup> terrace, mains electric and mains irrigation water, 5000m of land all fenced, treatment plant to irrigate and take advantage of dirty water.

Yecla is a town with a singular spirit, due mainly to its enclave situation, and is the living image of 'Castilian' Murcia, the area of transition between the coastal zone and the plains of La Mancha. Preceded by the fame of its inhabitants, it is naturally a town of enormous character which has impressed such writers as Azorín or Pío Baroja. The town is watched over by the Castle and the Sanctuary of La Purísima, which locals troop up to every 7th December 'the day of the Alborada' firing volleys of gunpowder with their ancient harquebuses.

Yecla has some rather unique sights, such as the Church of La Purísima or the Plaza Mayor; others of great beauty, like the Church of El Salvador, the Marketplace and the Clock Tower.

This region offers a number of hiking, cycling and potholing alternatives. Take a bike along the track that leads to Monte Arabí (a mountain propitious for fables and legends) to see the Neolithic rock paintings that decorate the caves of the Canto de la Visera and Mediodía. A long-distance hiking trail (the GR7), which comes down from the North of Spain to the Levant, passes through the region.

Aside from these attractions, Yecla has a very intense economic activity, based mainly on the manufacture of furniture, which is the object of an important world-famous fair. Also of note are the local wines, which have their own Denominación de Origen and have won numerous awards in competitions both in Spain and abroad.

