



admin@ebroriver.com
644562303



Large Stone Build near Gandesa

Sale, 230.000€ 199.000€



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Reference 1468	Category Country House	Type of Business Sale	Price 230.000€ 199.000€
<input checked="" type="checkbox"/> Bedrooms 4	<input checked="" type="checkbox"/> Bathrooms 2	<input checked="" type="checkbox"/> Usable area 170sq m	<input checked="" type="checkbox"/> Total Area 226sq m
Ribbon Price Reduction !!!	Catalunya/TGN, Gandesa 43006,	Condition Renovation needed	Type of View Mountain View !!!
Property area 190000sq m	Number of Floors 2		Construction Year 1900



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Old, but very charming farmhouse, sharing some minor part of the wind mill park between Gandesa and Caseres. It was renovated through the last 20 years from a very bad shape with broken roofs. Now, it is possible with some more jobs done to make it for living there all the year, with the living space divided into 3 houses. Two of them are next to each other, under the same roof, a covered terrace between both of them and the other one, a small tower, is at a distance of 20 m.

The property was since several years abandoned by its actual owners, a german couple that split and left the place alone. This drove it all into a slight degradation which this place doesn't really deserve. But, that's life. So, why do we say that? You shouldn't expect a house where you just enter to live, but rather prepare it again for a decent living. In our days everything can be easily done in a short time.

House 1: large living room with open kitchen and bathroom on the ground floor. On the 1st floor there are two bedrooms with a small office space, open towards the stairs.

House 2: living room, 2 bedrooms and a bathroom between both of them.

House 3: 1 spacious bedroom for guests or workshop for painters.

Apart from everything, at a distance of 30 m from the two houses, was built a garage that lacks a bit of height, but can house a normal car or serve as a warehouse.

About 15 m from the "tower" was built a water tank for irrigation, but also very well usable for taking a bath in the hot summer time.

The land is planted with a variety of crops: mainly timber pine forests, vineyard, almond trees and grass for animal feed.

Electricity must come from a solar system, which needs to be completely new installed.

The water comes from an old Noria well at the foot of the hill where the house is upon. In summer it may not have much water due to the hot summers in Spain. It is also possible that cleaning the well will solve this problem.

In sight, although somewhat hidden, there are two wind generators that are hardly bothersome due to their distance, which is approx. 150m. Only very rarely could we hear a sound from the rotation. These generators are part of the wind farm in western Gandesa.

The access is another topic worth discussing. You drive about 10 km from Gandesa along a national road. Then you have to cross from one side of the valley to the other. This is only possible on sandy, but generally comfortable, paths wide enough for two vehicles to pass at the same time. In hilly areas, they can sometimes be washed out by rainwater. Although they are regularly repaired, you have to spend this short time in somewhat less comfort.

Features

Fence around the House	Fence around the Land	Town Water	Partially fenced
Community Well	Own Well	Mains electricity	Solar Power
Generator Power	Pool (Inground)	Pool (above ground)	Free standing

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Ave. Catalunya 67

admin@ebroriver.com | +34644562303



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Attached House	Constructed area 309sq m	Livable area	Liveable Floor 0
Liveable Floor 1	Liveable Floor 2	Liveable Floor 3	Liveable Floor 4
Liveable 5th floor	Insulated Building	Brick build	Wood build
Concrete build	Tiled Roof	Flat Roof	Metal Roof
Hardboard Roof	Roof Terrace 10sq m	Aluminium Windows	PVC Windows
Wooden Windows	Steel Windows	Single glazed	Double Glazed
Triple Glazed	Tiled Floor	Concrete Floor	Stone Build
Living Room	Living Room 2	Kitchen	Kitchen 2
Kitchen / Lounge	Bathroom	Bathroom 2	Toilette
Bedroom	Bedroom 2	Bedroom 3	Bedroom 4
Bedroom 5	Bedroom 6	Bedroom 7	Bedroom 8
Bedroom 9	Bedroom 10	1 Single Plot	2 Plots, separated
Cultivation	Irrigation	Water Tank 42.000x	Alarm System
Surveillance Cameras	Connection to Police	Window Grilles	Surveillance
Guest House 62sq m	Garage 24sq m	Shed 17sq m	Car Port
Barbeque	Workshop	Garden House	Dog Kennel
Stables	Ampolla Beach 66km	St. Carles Beaches	Town Centre 14km
Village Centre 6.6km	Medical Center 15km	River Shore	Airport Reus
Airport BCN 178km	Airport Valencia	Bus Stop 14km	Shopping Center 14km
Train Station	High School	University	Pool
Children's Playground	Outdoor Kitchen	Barbeque	Green Zone
Clothes Line	Underground Parking	Elevator	Terrace
Terrace 20sq m	Habitable Floor -1	Habitable Floor -2	Flat Landshape
Terrain with Terraces	Terrain in Terraces	Filter machine	No Filter Machine
Covered Pool	Next Beach	Parquet flooring	Generator
Toilet	Primary school		



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Location

Country
España

Region
Catalunya/TGN

City
Gandesa 43006



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admin@ebroriver.com
644562303





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644562303





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644562303





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