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House in Roquetes

Sale, 259.000€ 219.900€



Reference 1527	Category Villa	Type of Business Sale	Price 259.000€ 219.900€
Bedrooms 3	Bathrooms 1	Usable area 100sq m	Total Area 110sq m
Catalunya/TGN, Roquetes 43520,	Condition Good condition	Type of View Mountain View !!!	Construction Year 2000
Property area 2500sq m	Number of Floors 1	Floor Number 1	



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The main house has an area of approx. 9 x 12 m², with a living area of approx. 100 m² and consists of 1 living room, kitchen, master bedroom with private bathroom with shower and bathtub, bedroom with double bed, bedroom with single bed and 2nd bathroom with shower.

To spend the summers somewhat more protected from the heat, it has an open porch in front of the main entrance door.

Behind the house towards the mountains there is a large terrace with barbecue and panoramic view of the same mountain with its 1,447 m peak of Mont Caro in the Ports National Park. This space is accessible by an extra door directly from the kitchen.

All the windows are fairly new aluminum with double glazing.

Heating is with a combination of diesel and firewood. Additionally, there is the installation of an air conditioner that cools and heats the house according to its configuration.

Not included, but available for extra money: A 5400 KW solar photovoltaic system provides abundant electricity. The system includes a 5 KWh Lithium battery and an emergency power system. In the event of a power outage, this EPS continues to power the refrigerator, freezer, alarm, Internet and water pump. But this feature is not included in the price.

The garage-warehouse is the place where the entire alternative system with heating and hot water boilers was installed separately and houses both a large workshop and also a warehouse of a good size of 17 m².

Through another door in the same building you reach the washing machine and an extra freezer.

At the end of the row of buildings there is a guest house measuring 6.8 x 4 m² with a total of 28 m² with kitchen-dining room, bathroom with shower, 1 large and 1 small bedroom.

Hot water is provided by a gas heater.

The guest house can be accessed via a second entrance from the street with separate parking.

The large pool, made above ground level, measures about 10 x 5 m and has a purifier and a heat pump to start the season in April or May and extend until the end of October.

The large garden with almond, orange, olive and grape vines is irrigated by a water pump with a programmable irrigation system installed, just like the vegetable garden.

It is only 1 km to the next town and 5 km to the center of Tortosa. Shopping is easy and can even be done by bicycle.

There are many neighbors in a quiet neighborhood.

Utilities:

- Water from community well and own 10,000L tank. Filter in the main line and an additional set of 3 filters in the kitchen.

- Electricity with hybrid inverter system: 5.4kWp solar photovoltaic, 5kW inverter, 5KWh battery, 3kW Emergency Energy System. The EPS provides power to the refrigerator and freezer, Wi-Fi system, alarm system, water pump, lights in the bedrooms.

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- Solar boiler system to provide 300 liters daily hot water and 600 liters surge tank to assist the heating system.
- Wooden shed connected to the heating compensation tank
- Cook on a gas stove. You can still use electric plates on sunny days (most of the time).
- SecuritasDirect alarm system
- Internet

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
Attached House	Constructed area 110sq m	Livable area 100sq m	Liveable Floor 0 100sq m
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	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 10.000x	Alarm System
Surveillance Cameras	Connection to Police	Window Grilles	Surveillance
Guest House 31sq m	Garage	Shed 77sq m	Car Port
Barbeque 3sq m	Workshop	Garden House 1sq m	Dog Kennel
Stables	Ampolla Beach 26km	St. Carles Beaches 26km	Town Centre 4km
Village Centre 1km	Medical Center	River Shore	Airport Reus 76km
Airport BCN 172km	Airport Valencia 203km	Bus Stop 0.6km	Shopping Center 4.3km
Train Station 6km	High School 4km	University 7km	Pool

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Children's Playground

Outdoor Kitchen

Barbeque

Green Zone

Clothes Line

Underground Parking

Elevator

Terrace

Terrace 17.5sq m

Habitable Floor -1

Habitable Floor -2

Flat Landshape

Terrain with Terraces

Terrain in Terraces

Filter machine

No Filter Machine

Covered Pool

Next Beach 26km

Parquet flooring

Generator

Toilet

Primary school 1.9km



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España

Region
Catalunya/TGN

City
Roquetes 43520



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