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**Country house with great potential in a beautiful**

**Sale, 80.000€**



<b>Reference</b> 5038	<b>Category</b> Cultivated Land	<b>Type of Business</b> Sale	<b>Price</b> 80.000€
<b>Bedrooms</b> 2	<b>Total Area</b> 120sq m		
Catalunya/TGN, Roquetes 43520,	<b>Condition</b> Renovation needed	<b>Type of View</b> Mountain View !!!	<b>Construction Year</b> 1980
<b>Property area</b> 33800sq m			



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### Location

The property is located in a magical area at the foot of the Els Ports Nature Reserve. There are many hiking and cycling routes nearby that you can explore. It is said that the young Pablo Picasso found much inspiration for his artistic development here in the mountains of the Els Ports Nature Reserve.

The finca is about a 9-minute drive from the charming village of Els Reguers. Roquetes is 8 km away and the old town of Tortosa is 10 km away.

From here you have a breathtaking view of the Els Ports mountains. It is truly a place where you can relax in the midst of nature!

The nearest picturesque Mediterranean beaches are only about 35 minutes away by car.

### Plot

The very well-maintained 33,800 m<sup>2</sup> plot is planted with olive, almond and carob trees. The water supply is excellently secured by a communal well.

### House

There is a 120 m<sup>2</sup> building on the plot. The house was often used as a weekend home. It is recommended that the house be renovated. If you are considering a conversion, we will be happy to provide you with a cost estimate on request and help you organise all stages of construction. The construction work will be carried out by an established company with extensive experience in local construction.

Please contact us for further information! We will be happy to arrange a viewing for you.

## 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	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	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

Ebro Real Estate Tortosa - <https://www.ebroriver.com/>

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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
<b>Cultivation</b>	<b>Irrigation</b>	Water Tank	Alarm System
Surveillance Cameras	Connection to Police	Window Grilles	Surveillance
Guest House	Garage	Shed	Car Port
Barbeque	Workshop	Garden House	Dog Kennel
Stables	<b>Ampolla Beach 32km</b>	<b>St. Carles Beaches 36km</b>	Town Centre
<b>Village Centre 6km</b>	Medical Center	River Shore	<b>Airport Reus 91km</b>
<b>Airport BCN 175km</b>	<b>Airport Valencia 216km</b>	Bus Stop	Shopping Center
Train Station	High School	University	Pool
Children's Playground	Outdoor Kitchen	Barbeque	Green Zone
Clothes Line	Underground Parking	Elevator	Terrace
Terrace	Habitable Floor -1	Habitable Floor -2	Flat Landshape
Terrain with Terraces	Terrain in Terraces	Filter machine	No Filter Machine
Covered Pool	<b>Next Beach 32km</b>	Parquet flooring	Generator
Toilet	<b>Primary school 6km</b>		



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## Location

**Country**  
España

**Region**  
Catalunya/TGN

**City**  
Roquetes 43520



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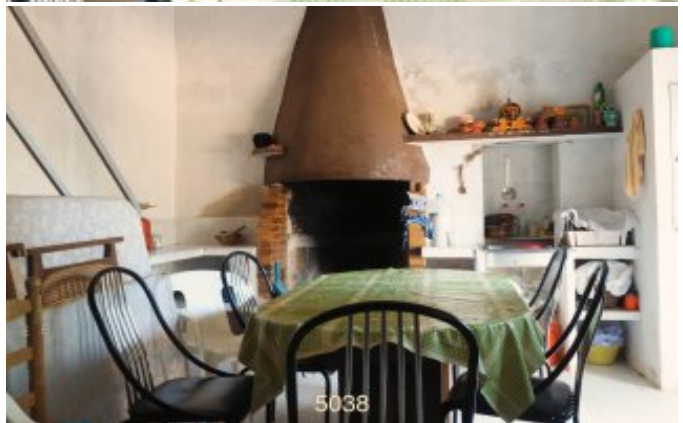


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