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2

190m<sup>2</sup>2910m<sup>2</sup>

Ref: JC696959

**399,000 €****GATA DE GORGOS ( Gata de Gorgos )**

The property has been renovated, photos to be updated soon. This charming finca, originally built in 1905 as a raisins factory, has been carefully preserved by the owner. The stunning original dry stone wall remains intact, and the hand-crafted tiles, over 100 years old, will be beautifully reused in the living area, adding timeless character to the home. There is an approved building project in place allowing for an extension of up to 80 m<sup>2</sup>. Currently, plumbing and electrical installations are being completed, and the project includes plans for 3 bedrooms, 2 bathrooms, and a spacious covered naya with breathtaking views of Montgó and the village. The house is equipped with double-glazed windows and is fully connected to water, electricity, and sewage. Additionally, there's a water deposit with a capacity of 40 cubic meters. The property offers stunning views of Montgó and the surrounding valley, and it's just a 5-minute walk to the town center. Set on a generous 2,910 m<sup>2</sup> plot, the land is split over two levels. The upper level is perfect for parking and entertaining, while the lower part of the garden can be transformed into a fruit orchard and veggie garden. The property currently features various fruit trees, including figs, lemons, pomegranates, olives, apples, and more. With plenty of space to plant additional trees and create your own garden, this is an ideal spot for anyone looking to enjoy both nature and convenience. TOWN HALL TAX (RATES): 405 euros per year REFUSE / RUBBISH COLLECTION: NO CHARGE



