Sun Team Property

COUNTRY HOUSE IN ELCHE

Elche · Č. ref. MLSC3352109

NA PRODEJ

199.000 €



















4 Ložnice

248 m² Zastavěná plocha

2100 m² Pozemek

ÚDAJE O NEMOVITOSTI

Pobřeží	Costa Blanca
Vzdálenost od moře (vzdušno...	14 km

POPIS

MATOLA – BESPOKE HOME PROJECT WITH APPROX. 2,100 m² PLOT IMPORTANT: PLEASE READ CAREFULLY. This property is being marketed as a project and is sold in its current condition. It is not a finished or move-in-ready property. Located in a quiet area of Matola, this property offers a very particular opportunity for buyers looking to create their own home and enjoy a large private plot. The existing property is currently completely open-plan, offering the possibility of designing the layout almost from scratch and adapting the project to the future owner's needs and preferences.

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Based on its characteristics and dimensions, it is possible to consider a project comprising approximately 4 spacious bedrooms, together with a very large living room, dining area and kitchen, creating a spacious family home designed entirely to the buyer's requirements. The property has a planned plot of approximately 2,100 m², completely flat, providing ample outdoor space for, subject to the applicable regulations and approvals, gardens, terraces, a swimming pool, parking areas or leisure spaces. CURRENT PLOT SITUATION The property currently forms part of a plot of approximately 5,900 m². The necessary administrative and technical process to define and formalise the independent configuration of the plot corresponding to the property, with an expected surface area of approximately 2,100 m², is currently underway. The exact procedure — whether through subdivision, horizontal division or another legally and technically applicable solution — is still under assessment and processing. The owner will assume the costs associated with this process. For this reason, any interested buyer is advised to review the property's documentary, technical and administrative situation before entering into any purchase commitment. UTILITIES It is important to note that the property currently does not have a water or electricity connection. Water We already have an estimated cost for connecting the property to the water network of approximately €4,600. Electricity There is currently no connection to the electricity network. The estimated cost of connecting to the mains is currently between approximately €10,000 and €12,000, subject to the final conditions imposed by the utility company and the works required for the connection. As an alternative, the installation of a solar panel and battery system could also be considered, potentially allowing the future home to achieve a high degree of energy independence. The costs of connecting water and electricity, as well as the works required to condition and complete the property, will be borne by the buyer, unless otherwise specifically agreed between the parties. A PROJECT TO PERSONALISE 100% The main attraction of this property is precisely the possibility of starting with an open-plan space and designing a completely bespoke home. The future owner will be able to work with the relevant professionals to determine the layout, installations, finishes and interior design that best suit their requirements. This is not a conventional second-hand property or a home ready to move into. This is a project. It is therefore particularly suited to buyers looking for something different, who have the capacity to undertake a substantial renovation and want to be involved in creating their future home. VISUALISATIONS – RENOVATION POSSIBILITIES To help potential buyers visualise the property's potential, some illustrative computer-generated images are included, showing one possible interpretation of how the space could be transformed. These images do not represent the current condition of the property and do not constitute a definitive architectural project. Their sole purpose is to illustrate one possible vision of what the property could become following renovation. The final layout, dimensions, installations, exterior elements and finishes will depend on the project eventually developed and on the corresponding technical, planning and administrative feasibility.