



# Land for sale in San Martín de Tesorillo, San Roque

3,900,000 €

Reference: R3898660 Plot Size: 370,000m<sup>2</sup>





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## Costa de la Luz, San Martín de Tesorillo

Extraordinary finca of 370,000 m<sup>2</sup> in the area of San Martín del Tesorillo. 15 minutes to Sotogrande. Private road access. Located in a secluded valley with excellent views and near an established polo field. Excellent price for the area of less than 8 euros per square metre. ASK FOR VIDEO!

### WATER:

The finca has 3 or 4 legal and working wells that are currently used to irrigate the trees they have planted there.

Access to the farm from the road by a path over the channel of the canalized stream. It is bordered to the west by a stream, to the north and west by several registered farms and to the south by an irrigation canal with water from the Guadiaro river.

### ELECTRICITY:

There is mains electricity supply.

### VEGETATION:

According to the cadastral description, the farm has 2,420 m<sup>2</sup> of irrigated land, 33,382 m<sup>2</sup> of dry land, 109,442 of pastures and the rest of scrub and unproductive. Medium vegetation - dense scrub, eucalyptus, wild olive trees and without significant geographical features.

### PENDING:

The farm has an average slope of 14% North-South from the highest part in the north to the lowest part in the south.

### BUILDINGS:

Inside the farm there is a house-farmhouse in a state of abandonment with a well, a construction in a state of semi-collapse, which for safety reasons is not accessed, although its approximate location is represented on plans and a warehouse.

As it currently stands one can only build structures that are related to agricultural and livestock, such as barns, stables, storage units etc.... According to the Seller's architect a boutique / rural hotel is a possibility, however one would have to proceed with a "proyecto de actuación" and present this to the Town Hall and Junta de Andalucía. There is no 100% guarantee that it would get approval, although, there is a possibility.

There is the possibility to meet with the Seller's architect as he has connections with the Town Hall.

Location, location, location ..

\* 1 minute to polo grounds.



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- \* 15 minutes to Sotogrande International School
  - \* 12 minutes to beach and Sotogrande Marina.
  - \* 15 minutes to world class golf.
  - \* 18 minutes to Puerto de la Duquesa.
  - \* 25 minutes to Estepona.
  - \* 35 minutes to Gibraltar or ferry to Morocco.
  - \* 40 minutes to Marbella
  - \* 45 minutes to Tarifa.
  - \* 75 minutes to Malaga Airport.
  - \* 85 minutes to the centre of Malaga.



## Features:

### Views

Country

### Setting

Close To Forest

### Category

Investment