



## Land for sale in Sella, Sella

**98 500 €**

Référence: R5251597 Chambres: 1 Bain: 2 Terrain: 1 448m<sup>2</sup> Construite: 1m<sup>2</sup>





## Costa Blanca North, Sella

Rustic Land in Pedreguer – Lower Mountain Area / La Sella Urbanization

An excellent dryland rustic property of 1,460 m<sup>2</sup> is offered for sale, located in the lower mountain area, very close to La Sella, one of the most sought-after areas of Pedreguer (Alicante). The plot is located in Partida Albardaneras, Polygon 6, Plot 262, as recorded in the deed, Land Registry, and Cadastre.

### ???? Surroundings and Type

This dryland rustic land is easily accessible, with a gentle slope and surrounded by nature, ideal for agricultural use, recreation, or as a private retreat in complete tranquility.

### ???? Vegetation and Trees

The property boasts a significant variety of fruit trees in production, giving it great agricultural and scenic value:

Orange

Mandarin

Lemon

Apricot (several)

Quince

Pomegranate

Loquat

Plum

Cherry

Apple

Pear

Peach

Walnut

2 Large Olive Trees

Almond

### ???? Services and Equipment

Although the property is rural, it is equipped for extended stays:

#### ✓ Utilities

Water available on the property

Solar panels for renewable electricity

Water tank

Installed septic tank

#### ✓ Included Buildings and Features

Caravan equipped with:

Dining area

Kitchen

Bathroom with shower



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Double bed

Pergola area with roof, approximately 6 x 2.5 m, ideal as a terrace or outdoor dining area

Auxiliary shed Includes:

Toilet

Storage room

These facilities allow you to enjoy the land comfortably, whether as a place to relax, a weekend getaway, or for cultivation.

???? Cadastral graphic area: 1,446 m<sup>2</sup> (matching the actual area of 1,460 m<sup>2</sup>)

???? Ideal Uses

Cultivation and farming

Recreational or weekend getaways

Organic garden

Relaxation area surrounded by nature

Space for a campervan or mobile home

Self-sufficient rural property project