



## listing



### Information de l'agent

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Nom:              | ProCare Estates                                                     |
| Nom de compagnie: |                                                                     |
| Pays:             | Espagne                                                             |
| Experience since: |                                                                     |
| Type de service:  | Selling a Property,<br>Buying a Property                            |
| Specialties:      | Buyer's Agent, Listing Agent                                        |
| Property Type:    | Apartments, Houses,<br>Commercial Property,<br>Land lot, Other      |
| Téléphone:        | +34 (865) 661-012                                                   |
| Languages:        | Dutch, English, French,<br>German, Spanish                          |
| Site web:         | <a href="https://procareestates.com">https://procareestates.com</a> |

### Détails de l'annonce

|              |                |
|--------------|----------------|
| Propriété à: | Vendre         |
| Prix:        | USD 153,481.72 |

#### Location

|          |            |
|----------|------------|
| Pays:    | Espagne    |
| Adresse: | Torremendo |
| Soumis:  | 19/06/2022 |

#### Description:

The land is situated on the South side of Lake Pedrera and is accessed by a shared access road. It is approximately 20 minutes on foot to the heart of Torremendo village. Torremendo lies 70km South of Alicante airport and is a short drive from the AP-7 motorway.&nbsp;

Google map location: <https://maps.app.goo.gl/wy7QLmJ8hvNsk8sb7> &nbsp;

There are a number of residential dwellings built around the lake, one of the more famous ones being featured on the hit TV show 'Grand Designs'.&nbsp;

Description:&nbsp;

Plot of Approx 33.688sqm. The area of land is described as 'Rustic' and upon last inspection was clear of any buildings or occupants.&nbsp;



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Planning permission would need to be applied for by the buying party. Based on the townhall regulations and similar properties built in the area, it could be possible to construct 1 residential dwelling. The property must not exceed a build size of more than 653sqm (2% of the land size).&nbsp;

The property must not exceed 2 storeys. &nbsp;

The area has certain restrictions with regards to operations that can be carried out on the lake including no motorboats or swimming. Fishing may be granted but permission would need to be requested at the local townhall of Orihuela.&nbsp;

Ground formation: We are unable to provide any information on the ground composition.

Utilities: Currently the site has no electricity or water connected. Many nearby homes rely on solar energy and have water storage tanks in place, helping them manage their resources effectively.

Legal Interests in the Land: No investigations have been carried out into the presence of third-party interests in the land and the purpose of this report, it assumed that there are none.&nbsp;

Remarks:

It would appear that, provided that there are no legal encumbrances, technical difficulties or planning objections, the main part of the site could reasonably&nbsp;accommodate a large private dwelling with exceptional views overlooking the lake. &nbsp;

Note: The information in this report has been provided to the best of our knowledge but cannot be relied upon as a basis of any form of legal contract or commitment.&nbsp;

Situated in the scenic landscapes of the Spanish province of Alicante, Torremendo is a small village with a rich history and cultural significance. While it may not feature extensively in travel guides, its relevance lies in the blend of natural beauty and traditional lifestyle, making it an attractive destination for those seeking an authentic Spanish experience.

The wonderful sandy beaches of the Orihuela Costa are just a 20 minute drive away as are a variety of golf courses. The village offers everything you need in terms of amenities including shops bars and restaurants.

Disclaimer:

The information provided within the sales particulars, while regarded as correct, serves as a general reference and does not create any offer or contractual obligations. Prospective buyers should not rely on the particulars as statements of representation of fact and should verify through personal inspections and legal checks. Any furniture, electrical appliances, white goods, or air conditioning units that accompany the sale are offered as pre-owned items without warranties. Images included are for informational purposes only, and it should not be assumed that any depicted items are part of the sale with the property.



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## Commun

Dimesions du lot: 32688 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: CL-70135

