



Excellent 2 Bed Country Home Sale in Ginestar Tarragona Catalonia Spain



Ügynök információ

Név:	Niall Madden
Cégnév:	Esales Property Limited
Ország:	United Kingdom
Experience since:	2002
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments
Telefon:	
Languages:	English
Weboldal:	https://esalesinternational.com

Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 139,748.36

Elhelyezkedés

Ország:	Spain
Állam/Régió/Tartomány:	Catalonia
Város:	Ginestar
Irányítószám:	43748
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Esales Property ID: es5555052

Parcela 87, Poligon 10, Cami deLas Planes,

Ginestar, Tarragona, Catalonia

Tranquil Country Living: Charming 2-Bedroom Estate in Ginestar, Tarragona

If you have been dreaming of a simpler life under the Mediterranean sun—one where the alarm clock is replaced by the rustle of olive leaves and the air is scented with wild rosemary—this country home in Ginestar, Catalonia, is your perfect opportunity. Priced competitively at €120,000, this property offers a rare balance of rustic seclusion and modern comfort, making it an ideal choice for a permanent residence, a peaceful holiday retreat, or a strategic investment in the Spanish countryside.



A Home Built for Comfort and Character

Spanning 102 square meters, this well-proportioned residence is designed for year-round living. Unlike many traditional country houses that can feel chilly in the winter, this home is equipped with a sophisticated gas-oil boiler system. You'll enjoy the luxury of underfloor heating across the ground floor, providing a consistent, gentle warmth, while the bedrooms and bathroom feature traditional radiators to keep things cozy during the cooler Catalan nights.

The layout is practical and inviting, consisting of five distinct rooms. With two spacious bedrooms and a well-appointed bathroom, the home feels airy and manageable. The property is being sold unfurnished, presenting a blank canvas for you to impart your personal style and create a space that truly reflects your aesthetic. As an added bonus for those ready to hit the ground running, the sale includes several essential maintenance tools: a nearly new key-start petrol generator, a petrol strimmer, and an electric pole saw.

Your Own Private Olive Grove

The house is set on approximately half a hectare (1.25 acres) of fertile, sun-drenched land. The star of the outdoor space is the grove of 50 mature olive trees. Whether you choose to harvest your own organic olive oil or simply enjoy the silvery-green canopy they provide, the land offers a profound sense of connection to the Tarragona landscape.

For those moving with furry companions, the property is exceptionally 'dog-friendly.' A substantial area of 20 x 13 meters directly attached to the house is already fully fenced, providing a secure space for pets to roam freely while you relax on the terrace. Additionally, the grounds feature a small dedicated generator shed and a larger tool shed, ensuring your equipment is protected and the main living areas remain clutter-free.

The Best of Both Worlds: Seclusion and Community

This home is situated in a breathtaking 'country-mountain' setting. While the majestic peaks of the Catalan mountain ranges frame the horizon in three directions, they are far enough away to ensure the property receives maximum sunlight throughout the day. You get the visual drama of the mountains with the flat, usable land of the valley floor.

While the property offers total privacy, you are never truly isolated. During the school summer holidays, residents have access to a communal pool, allowing you to enjoy a refreshing swim and socialize with the local community without the high maintenance costs and water usage of a private pool.

Location, Logistics, and Lifestyle

Ginestar is a village that prides itself on its authentic Catalan identity, yet it remains remarkably accessible for international owners and travelers:

- * The Coast: You are just a 45-minute drive from the stunning golden beaches of the Costa Dorada.
- * Transport Links: The nearest railway station is only 20 minutes away, providing direct and easy access



to the vibrant cities of Reus, Tarragona, and Barcelona.

* Air Travel: The nearest airport is just one hour away, making it feasible for weekend getaways or hosting visiting friends and family.

Ready for a Smooth Transition

We understand that buying property abroad requires transparency and confidence. This home is ready for a 'sell now' transaction. All essential legal documents are in order, including the Deeds and the Cédula de Habitabilidad (Certificate of Occupancy), ensuring a smooth and straightforward transfer of ownership.

This is currently the owner's only property, and with interest already brewing from local agents, it is unlikely to remain on the market for long. At €120,000, it represents one of the best value-for-money entries into the Tarragona country market available today.

Medical facilities are conveniently located, with a local GP right in the village for day-to-day needs. For more comprehensive care, a larger clinic is situated just 11 kilometers away in Móra la Nova, while the nearby town of Móra d'Ebre, also 11 kilometers away, hosts a full hospital equipped with an emergency department. Please note that the asking price is firm and not subject to negotiation; while the first floor requires plastering, the valuation reflects the property's premium features—including superior room sizes, full double glazing, and central heating—which often surpass the specifications of other local listings at similar price points.

Whether you are looking to cultivate your own olives, write a novel in the shadow of the mountains, or simply find a quiet corner of Spain to call your own, this Ginestar home is a must-see. Contact us today to arrange a viewing and take the first step toward your new life in Catalonia.

ABOUT THE AREA

Nestled along the left bank of the Ebro River, Ginestar is a quintessential Catalan village in the Ribera d'Ebre region of Tarragona. It is a place defined by its deep agricultural roots, where the landscape is an rolling patchwork of vineyards, almond trees, and olive groves. The town offers a peaceful, authentic atmosphere, far removed from the bustling tourist hubs of the coast, making it a hidden gem for those seeking the 'real' Catalonia.

The village's skyline is dominated by the impressive dome of the Church of Sant Martí, a Baroque masterpiece that serves as a proud local landmark. Wandering through the old town, you'll find narrow, winding streets lined with traditional noble houses and stone architecture that whispers of the village's long history. For a bit of local flavor, the 'Fira de l'Ebi' (Artisan Fair) in September transforms these streets into a vibrant market filled with handmade pottery, local honey, and traditional sausages.

Outdoor life in Ginestar revolves around the majestic Ebro River. A scenic promenade leads from the town center through the vines down to the riverbank, where a small jetty offers a perfect spot for fishing or launching a kayak. The surrounding countryside is a playground for hikers and cyclists, with trails leading to nearby historical treasures like the Knights Templar castle in Miravet or the rugged cliffs of the Cardó mountain range.



For travelers, the accessibility is surprisingly convenient for such a tranquil spot. The nearest airport is Reus Airport (REU), located approximately 45 kilometers (about a 40-minute drive) to the east. For those requiring a wider range of international connections, Barcelona-El Prat Airport (BCN) is roughly 125 kilometers away, offering a straightforward journey of about an hour and twenty minutes via the C-12 and AP-7 highways.

MAiN FEATURES:

- * 102m² of living space
- * 5000m² plot
- * 2 Bedrooms
- * 1 Bathrooms
- * Stunning Views
- * Private Garden
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of Spain
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Gyakori

Hálószobák:	2
Kész négyzetméter:	102 nm
Telekméret:	5000 nm

Utility details

Heating:	Yes
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Rental details

Furnished:	No
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Lease terms

Date Available:

Contact information

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