



Excellent 5 Bed Farmhouse For Sale in Cehegin Murcia



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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 293,074.46

Posizione

Nazione:	Spain
Stato / Regione / Provincia:	Murcia
Città:	Cehegín
Indirizzo:	Spain
Cap:	304
Pubblicato:	24/07/2025
Descrizione:	Excellent 5 Bed Farmhouse For Sale in Cehegin Murcia Spain

Esales Property ID: es5554693

Property Location

Canada del Calvo 215
Cehegin
Murcia
30430
Spain

Property Details



Exquisite Renovated Farmhouse for Sale in Cehegín, Murcia: A Luxurious and Eco-Friendly Retreat

Discover an unparalleled opportunity to own a meticulously renovated farmhouse in the charming town of Cehegín, Murcia, Spain. This exceptional property, located at coordinates 38.0982603, -1.7742253, has undergone a comprehensive transformation, ensuring it meets the highest standards of modern comfort, energy efficiency, and even adheres to Spanish B&B specifications. Offered fully furnished with all as-new items (excluding personal effects), including four TVs (one a new 55-inch Sony Bravia) and all white goods, this property even includes a Ford Tourneo van, making it a truly turnkey solution for a luxurious lifestyle or a ready-to-launch hospitality venture.

Luxurious and Thoughtful Accommodation Across Four Levels

This expansive farmhouse boasts a remarkable five bedrooms and five bathrooms, providing abundant space and privacy for a large family, numerous guests, or multiple B&B occupants. Of the five bedrooms, three are en-suite, offering private sanctuaries with dedicated bathrooms. The remaining two bedrooms share a well-appointed bathroom, while a convenient wet room/bathroom is located on the ground floor, enhancing accessibility.

Let's explore the meticulously planned floor breakdown:

* **Third Floor / Roof Level:** This uppermost level offers a superb roof solarium, providing an ideal space for sunbathing, relaxation, and enjoying panoramic views of the surrounding Murcian landscape. Crucially, this level also houses solar panels specifically dedicated to hot water production, contributing to the property's impressive energy efficiency. Additionally, an attic room provides versatile extra space, perfect for storage, a quiet study, or a small hobby area.

* **Second Floor:** This floor is dedicated to rest and privacy, comprising all five bedrooms. Each bedroom has been thoughtfully designed with comfort in mind, featuring built-in air conditioning units, ensuring optimal climate control year-round. This level also includes four bathrooms (three en-suite, one shared), and a central hallway with stairs connecting to the levels below. A charming balcony extends from this floor, offering a pleasant outdoor retreat and views.

* **First Floor / Ground Floor:** The primary living spaces are located on this accessible level. A spacious kitchen/diner forms the heart of the home, designed for both everyday meals and entertaining. It features a state-of-the-art fresh water infiltration system, providing purified drinking water directly from the tap – a significant luxury. Complementing the kitchen is a practical utility room, adding convenience for laundry and household chores. Two welcoming hallways connect the various spaces, leading to a generously sized lounge, perfect for relaxation and social gatherings. A dedicated bathroom/wet room on this floor ensures comfort for guests and easy access from the living areas.

* **Basement:** The expansive basement truly sets this property apart, spanning the same footprint as the house and housing sophisticated utility systems. This level contains the pool infiltration system, ensuring the swimming pool remains pristine with minimal effort. A cutting-edge wood chip boiler, combined with the solar panel system from the roof, provides both abundant hot water and full central heating throughout the house, with radiators in every room. This highly efficient and eco-friendly heating solution is a significant asset. Furthermore, the basement includes a large water tank with a pump for reliable water pressure and a water softener system, enhancing water quality for all household uses.



Advanced Infrastructure and Eco-Friendly Features

The renovation of this farmhouse has gone beyond mere aesthetics, incorporating cutting-edge technology and sustainable solutions to ensure maximum comfort and efficiency. The entire property benefits from Wi-Fi and internet access throughout, with speeds up to 30 Mbps, ensuring seamless connectivity for work, entertainment, and communication.

A jewel of the exterior is the private swimming pool, measuring 10m x 6m. This generously sized pool features an automatic salt water infiltration system located in the basement, providing a healthier and lower-maintenance alternative to traditional chlorine pools.

Perhaps one of the most innovative features is the Japanese external 5-layer insulation system applied to the entire house. This superior insulation method significantly enhances thermal efficiency, keeping the house cool in summer and warm in winter, leading to substantial energy savings and a consistent indoor climate. The electrics have been completely rewired to a high standard, featuring a large central control panel with an automatic trip system for each room, offering enhanced safety and easy management of the electrical supply. Finally, a large, clean septic tank efficiently caters for the entire house, ensuring proper waste management.

Turnkey B&B Potential and Included Extras

This renovated farmhouse has been meticulously updated not only for comfortable residential living but also specifically to conform to Spanish B&B specifications. This means it is already equipped to function as a bed and breakfast, offering a clear pathway for entrepreneurial buyers to generate income from the outset. The inclusion of all new furnishings (except personal items), four TVs (including a new 55-inch Sony Bravia), and white goods means the new owner can start operations immediately, without the need for significant initial investment in outfitting the property.

Adding even more value, the sale includes a Ford Tourneo van. This practical vehicle provides instant transport for the new owners, whether for personal use, transporting guests for a B&B venture, or managing the property.

The Charm of Cehegín, Murcia

Cehegín is a historic town located in the northwest region of Murcia, offering a rich cultural heritage and beautiful natural surroundings. Known for its well-preserved old town, declared a Historical-Artistic Site, Cehegín boasts narrow winding streets, traditional architecture, and ancient churches. The region of Murcia itself is famous for its warm Mediterranean climate, stunning coastline (Costa Cálida), and fertile agricultural plains. The area around Cehegín is particularly renowned for its vineyards and olive groves, providing opportunities to explore local wineries and enjoy authentic Murcian gastronomy.

The location offers a peaceful rural setting while remaining connected to larger towns and services. Its historical significance and natural beauty attract tourists interested in authentic Spanish experiences, historical exploration, hiking, and enjoying local produce.



Ideal for Diverse Lifestyles

This renovated farmhouse is perfectly suited for a variety of buyers:

- * **Large Families:** Offering ample space, numerous bedrooms, and multiple bathrooms, it's an ideal home for extensive family living.
- * **Retirees:** The comfortable, insulated living spaces, private pool, and the tranquil setting provide a superb environment for a peaceful retirement.
- * **Entrepreneurs:** With its B&B conformity, included furnishings, and even a vehicle, it's a ready-to-go business venture in a charming part of Spain.
- * **Lifestyle Seekers:** For those seeking an eco-friendly, self-sufficient, and luxurious retreat in the Spanish countryside, this property ticks all the boxes.

In summary, this renovated farmhouse in Cehegín, Murcia, represents an extraordinary opportunity to acquire a high-quality, eco-conscious, and fully equipped property. From its state-of-the-art heating and insulation systems to its luxurious and extensive accommodation, and the added value of being sold furnished with a vehicle, this home offers comfort, convenience, and significant potential, whether as a dream residence or a lucrative hospitality business.

ABOUT THE AREA

Cehegín is a picturesque and historically rich town nestled in the heart of the Murcia region in southeast Spain. This charming municipality, located approximately 66 km from the city of Murcia, is renowned for its remarkably preserved old town, which has been declared a Historical-Artistic Site. Its narrow, winding streets, traditional architecture, and ancient churches tell tales of a past shaped by Iberian, Roman, Visigothic, Arab, and Christian civilizations, each leaving an indelible mark. Visitors can explore the archaeological museum, discover stately homes, and admire the majestic Church of Santa María Magdalena, a prominent landmark that defines the town's silhouette and boasts a fascinating history dating back to the 16th century.

The landscape surrounding Cehegín offers a captivating blend of natural beauty and agricultural bounty. The town is traversed by the Argos and Quípar rivers, contributing to the fertility of the land. The area is characterized by vast stretches of vineyards and olive groves, along with orchards cultivating apricots and peaches in irrigated zones. This agricultural heritage is complemented by the region's increasing importance in marble extraction, particularly a distinctive red marble that is even exported internationally. Beyond its agricultural and industrial pursuits, Cehegín provides a tranquil rural setting with opportunities for outdoor activities, including hiking and exploring the numerous mountain ranges and natural areas. The nearby Sebes Nature Reserve in Flix, a marshy area, is also a haven for birdwatchers.

Cehegín offers a peaceful and authentic Spanish lifestyle, away from the more bustling coastal tourist resorts. The town prides itself on its local traditions, vibrant festivals throughout the year, and a strong sense of community. The historic old quarter, with its charming squares and ancient buildings, provides a delightful backdrop for daily life. Regular markets, such as the monthly 'El Mesoncico' craft market, showcase local produce and artisanal goods, inviting residents and visitors to connect with the local



culture and flavors. The presence of good local amenities, including schools and essential services, makes it a viable option for both permanent residency and holiday homes.

For travelers looking to reach Cehegín, several airports provide convenient access. The nearest major international airport is Región de Murcia International Airport (RMU), also known as Murcia-Corvera, located approximately 67 kilometers (around 42 miles) away. This journey typically takes about 45-60 minutes by car. RMU offers flights to various European destinations, particularly from the UK and other low-cost carriers. Another accessible option is Alicante-Elche Airport (ALC), situated roughly 110 kilometers (around 68 miles) from Cehegín, with a driving time of approximately 1 hour 15 minutes. Alicante Airport is a larger hub with a more extensive network of international flights. While further afield, Valencia Airport (VLC) is also an option, located around 193 kilometers away. The availability of these airports makes Cehegín relatively easy to reach for international visitors and homeowners.

MAiN FEATURES:

- * 500m2 of living space
- * 5000m2 plot
- * 5 Bedrooms
- * 5 Bathrooms
- * Stunning Views
- * Private Parking
- * 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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Comune

Camere da letto:	5
Bagni:	5
Finito piedi quadrati:	500 mq

Utility details

Heating:	Sì
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Rental details

Furnished:	Sì
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Lease terms

Date Available:

Contact information

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